

**MORTON COUNTY HOUSING AUTHORITY
QUARTERLY MEETING
MORTON COUNTY HOUSING AUTHORITY CONFERENCE ROOM
1500 3RD AVE NW, MANDAN
TUESDAY, October 14, 2025 – 2:00 P.M. CST
AGENDA**

- 1) Call to Order
- 2) Approval of Minutes
- 3) Approval of Expenditures
- 4) Financial Statements
- 5) Voucher Activity YTD
- 6) 2025 Voucher Equity
- 7) Administrative Fees
- 8) Annual Plan – Board Resolution
- 9) 2026 Fair Market Rent
- 10) Liberty Heights Office Lease
- 11) Holiday Gathering
- 12) Management Contract
- 13) Other Business
- 14) Adjourn

MORTON COUNTY HOUSING AUTHORITY

QUARTERLY MEETING MINUTES

JULY 24, 2025

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, July 24, 2025, at 2:00 p.m., at the Morton County Housing Authority office in Mandan. In attendance, in addition to Tim were Commissioners Woody Barth, Tom Peters, Steve Maershbecker 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 March 26, 2025, Woody made a motion to approve the minutes as previously submitted with Steve seconding. All voted aye. Passed.

The expenditures from March 15, 2025, and July 11, 2025, were reviewed. Tom motioned to accept the expenditures as presented with Steve 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 2025, MCHA was spending \$291,892 on 541 vouchers and we received \$297,734. MCHA voucher account has a cash and investment balance of \$1,103,702, the Development Account has a balance of \$376,271 and the Contract Account balance is \$429,352.

Rick presented to the Board the year-to-date voucher activity for the current fiscal year. A discussion regarding the Morton County Housing Authority Voucher Program was had. As of June 2025, our average HAP payment was \$536.92 vs \$273.95 in June 2009. As of June 30, 2025, we had 249 applications received YTD, 67 vouchers issued, 47 vouchers utilized with 30 outstanding vouchers, and we are currently processing 135 applications. We currently have 30 outstanding vouchers as of 6/30/25 compared to 24 as of 12/31/2024. The number of applications that are currently being processed is 135 compared to 129 as of 12/31/2024. Our average HAP is \$536.92 compared to \$518.92 at the beginning of the year.

A discussion regarding 2025 Voucher Equity was had. The HAP Equity balance as of June 2025, was \$15,775.84 and the Admin Equity balance of \$1,120,679.63.

A discussion regarding 2025 HUD Voucher renewal Funding was had. The 2025 HUD voucher funding will be \$3,729,961. The 2024 HUD voucher funding for the 2024 fiscal year was \$3,135,380.

A discussion regarding the Section 8 Management Assessment Program (SEMAP) certification. For the fiscal year ended 12/31/24 the score was 93 % which is an overall performance rating of High.

A discussion regarding a new voucher briefing video that we are using as a part of the voucher briefing. All families will watch the video from Nan McKay as a part of the voucher briefing.

The 12/31/2024 audited financial statements were presented and reviewed.

The Accountant's Report on Agreed Upon Procedures as a part of the electronic submission of the

year end financials to HUD was presented and reviewed. The auditors must review and compare the financial numbers submitted to HUD to the audited financial statements.

A discussion regarding the Mandan Golden Age Club building. The Morton County Council on Aging is attempting to build a new building on the site of the old Sanford Care Center. The current building that the Council is located in is owned by the Mandan Golden Age Club. They are currently looking into the possibility of selling the building and moving along with the Council to the new building.

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

Tim Duppong, Chairman

Date

Rick Horn, Management Agent

Date

Morton County Housing-Vouchers
Check Register
For the Period From Jul 12, 2025 to Oct 3, 2025

Check #	Date	Payee	Cash Account	Amount	
12397	7/18/25	Carly Retterath	111.10	8.04	
12398	7/18/25	Tom Peters	111.10	48.24	_____ Tim Duppong
12399	7/18/25	Tim Duppong	111.10	192.96	
12400	7/18/25	Elwood Barth	111.10	139.36	
12401	7/18/25	Steve Maershbecker	111.10	225.12	_____ Woody Barth
12156V	7/18/25	Tom Peters	111.10	-35.37	
12402	7/18/25	Tom Peters	111.10	35.37	
12403	7/25/25	HJL Management Company	111.10	1,645.89	_____ Steve Maerschbecker
12404	7/28/25	Online Information Services Inc	111.10	1,499.25	
12405	7/30/25	Shani Bordeaux	111.10	55.00	
12406	7/30/25	Coedas LLC	111.10	941.00	_____ Tom Peters
12407	7/30/25	Timothy Zbaracki	111.10	781.00	
12408	7/30/25	Timothy Zbaracki	111.10	419.00	
12409	7/31/25	Ashton Nahs	111.10	250.00	_____ Carly Retterath
12410	8/1/25	HJL Management Company	111.10	36,636.00	
12412	8/1/25	C-Ram	111.10	75.00	
12413	8/1/25	Brady, Martz & Associates, PC	111.10	1,155.00	
12414	8/1/25	Nan McKay	111.10	478.00	
12411	8/1/25	Morton County Housing Corp	111.10	900.00	
12415	8/8/25	Innovative Office Solutions LLC	111.10	132.88	
12416	8/8/25	Innovative Office Solutions LLC	111.10	570.76	
12417	8/8/25	Windstream	111.10	9.31	
12418	8/8/25	Online Information Services Inc	111.10	439.78	
12419	8/8/25	Quadient Finance USA	111.10	500.03	
12420	8/8/25	BEK Communications Cooperative	111.10	312.25	
12421	8/15/25	Presort Plus	111.10	55.00	
12422	8/21/25	Wells Fargo Vendor Financial Services	111.10	166.05	
12423	8/21/25	C-Ram	111.10	35.00	
12424	8/28/25	HJL Management Company	111.10	568.65	
12425	8/29/25	Ashton Nahs	111.10	250.00	
12426	9/2/25	HJL Management Company	111.10	35,926.00	

Morton County Housing-Vouchers
Check Register
For the Period From Jul 12, 2025 to Oct 3, 2025

Check #	Date	Payee	Cash Account	Amount
12427	9/2/25	Morton County Housing Corp	111.10	900.00
12428	9/5/25	Online Information Services Inc	111.10	579.71
12429	9/5/25	Innovative Office Solutions LLC	111.10	249.45
12430	9/5/25	C-Ram	111.10	200.00
12431	9/5/25	Windstream	111.10	9.11
12432	9/5/25	Bismarck Tribune	111.10	99.36
12433	9/12/25	Management Computer Services Inc	111.10	180.00
12434	9/12/25	Quadient Leasing USA Inc	111.10	239.97
12435	9/12/25	BEK Communications Cooperative	111.10	312.25
12436	9/12/25	Wells Fargo Vendor Financial Services	111.10	166.05
12437	9/19/25	Fireside Office Products Inc	111.10	299.70
12438	9/19/25	Presort Plus	111.10	52.50
12439	9/19/25	HJL Management Company	111.10	54.13
12440	9/26/25	Fireside Office Products Inc	111.10	600.30
12441	9/30/25	Ashton Nahs	111.10	250.00
12442	10/1/25	HJL Management Company	111.10	35,500.00
12443	10/1/25	Morton County Housing Corp	111.10	900.00
12444	10/3/25	Innovative Office Solutions LLC	111.10	213.07
12445	10/3/25	Quadient Finance USA	111.10	1,497.90
12446	10/3/25	Online Information Services Inc	111.10	459.77
12447	10/3/25	Windstream	111.10	9.20
12448	10/3/25	C-Ram	111.10	75.00
12449	10/3/25	Fireside Office Products Inc	111.10	<u>1,100.00</u>
Total				<u><u>128,362.04</u></u>

**Morton County Contract
Check Register
For the Period From Jul 12, 2025 to Oct 3, 2025**

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
1308	7/31/25	HJL Management Co	111.10	8,557.53
1309	8/29/25	HJL Management Co	111.10	8,689.20
1310	9/30/25	HJL Management Co	111.10	<u>8,606.54</u>
Total				<u><u>25,853.27</u></u>

Morton County Housing-Vouchers
General Ledger Trial Balance
As of Sep 30, 2025

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	436,272.18	
1145.00	Accrued Interest Receivable	9,032.74	
124.00	Prepaid Insurance	3,744.76	
125.00	A/R Management		130.00
125.10	A/R OTHER	350.00	
128.00	Tenant A/R	25,922.20	
128.10	Allowance for Doubtful Account		25,922.20
131.20	Investments-Starion	748,315.76	
1400.00	Leasehold Improvements	148,851.01	
1400.90	Furniture & Equipment	4,276.00	
163.10	OFFICE FURNITURE & EQUIP	3,343.74	
166.10	Accumulated Depreciation		19,689.01
167.10	Accumulated Amortization		34,141.35
2112.00	Interest Payable		309.93
2115.00	ST Lease Liability		8,964.15
2118.10	Accts Pay - Landlord HAP		321.00
2215.00	LT Lease Liability		74,172.25
511.10	Restricted Net Assets		103,977.15
512.10	Unrestricted Net Assets		944,433.83
512.11	Unrestr Net Assets - Pre 2004		158,615.00
706.00	ANNUAL CONTRIBUTIONS H		2,556,692.00
706.10	ANNUAL CONTRIBUTION - A		444,980.00
711.00	Investment Income - Unrestrict		27,311.72
714.00	Fraud Recovery		19,563.68
720.00	Other Income - Port In		13,730.20
911.00	MANAGEMENT FEES	333,700.00	
912.00	ACCOUNTING & AUDITING	15,723.75	
916.00	SUNDRY	30,504.23	
916.10	Port admin fee	13,642.10	
919.00	Storage Rental	1,380.00	
941.00	GENERAL EXPENSE	7,368.57	
945.00	Interest Expense	2,867.12	
961.00	INSURANCE EXPENSE	3,737.74	
973.00	HAP PAYMENTS	2,398,679.00	
973.10	Port out vouchers	222,443.00	
973.20	Port in Voucher	12,079.00	
974.00	Depreciation Expense	1,724.22	
975.00	Amortization Expense	8,996.35	
	Total:	4,432,953.47	4,432,953.47

**Morton County Contract
General Ledger Trial Balance
As of Sep 30, 2025**

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	73,176.43	
1120.00	Accrued Interest Receivabl	2,044.24	
1162.00	GENERAL FUND INVEST	367,371.34	
4110.00	MANAGEMENT FEES		10,791.50
512.10	RETAINED EARNINGS		412,895.57
711.00	INTEREST INCOME		11,421.15
715.00	Management Fee Income		84,250.50
720.00	Other Income		723.00
913.10	Management Fees	76,249.61	
916.00	SUNDRY	1,240.10	
	Total:	520,081.72	520,081.72

MORTON COUNTY DEVELOPMENT ACCOUNT
General Ledger Trial Balance

As of Sep 30, 2025

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	24,570.20	
1145.00	Accrued Interest Receivable	6,324.70	
131.30	Starion CD	351,752.35	
1400.50	Accumulated Depreciation		4,400.72
1400.90	Furniture & Equipment	857.92	
1475.10	OFFICE FURNITURE & EQUIP	3,542.80	
3620.00	INTEREST INCOME		1,118.32
512.10	RETAINED EARNINGS		371,940.13
711.00	INTEREST INCOME		9,588.80
	Total:	<u>387,047.97</u>	<u>387,047.97</u>

2025 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	549	287,560	284,889	46,342	42,657	6,356	1,174,252
Feb	549	287,560	288,839	48,815	42,753	4,783	1,188,612
Mar	545	289,815	288,786	46,342	48,143	(772)	1,198,339
Apr	551	289,815	291,482	43,342	47,742	(6,067)	1,204,273
May	544	190,640	290,839	43,833	60,351	(116,717)	1,094,064
Jun	540	297,734	292,317	45,231	44,534	6,114	1,103,702
Jul	544	299,715	297,989	45,231	46,485	472	1,107,818
Aug	538	308,336	292,317	45,231	44,477	16,773	1,130,765
Sep	530	305,517	293,664	74,783	42,503	44,133	1,184,588
Oct						0	
Nov						0	
Dec						0	
	4,890	2,556,692	2,621,122	439,150	419,645		

Accr Int

Checking	436,272.18			
Cert of Dep - Starion	113,301.79	1,164.25	5/29/2026	3.99%
Cert of Dep - Starion	58,839.27	604.61	12/29/2026	3.99%
Cert of Dep - Starion	117,678.55	1,209.22	5/29/2026	3.99%
Cert of Dep - Starion	117,199.45	2,533.82	10/22/2025	4.11%
Cert of Dep - Starion	112,501.43	282.86	9/8/2025	4.11%
Cert of Dep - Starion	112,501.43	282.86	9/8/2025	4.11%
Cert of Dep - Starion	116,293.84	2,955.14	1/9/2026	3.50%
	<u>1,184,587.94</u>	<u>9,032.76</u>		

January 1, 2025 Balance of Development Account 363,294.79

Other Income Interest Donations

Jan	5,165.19		368,459.98
Feb	15.93		368,475.91
Mar	17.65		368,493.56
Apr	4,929.91		373,423.47
May	17.11		373,440.58
Jun	2,830.78		376,271.36
Jul	17.70		376,289.06
Aug	16.27		376,305.33
Sep	17.32		376,322.65
Oct			376,322.65
Nov			376,322.65
Dec			376,322.65

Accr Int

Checking	24,570.20			
Cert of Dep - Starion	117,602.88	2,158.51	11/21/2025	4.11%
Cert of Dep - Starion	116,293.84	2,955.14	1/9/2026	3.50%
Cert of Dep - Starion	117,855.63	1,211.04	5/29/2026	3.99%
	<u>376,322.55</u>	<u>6,324.69</u>		

Total Housing Authority cash on 9/30/2025

HAP Acct	1,184,588
Dev	376,323
Contract Fee	<u>435,786</u>

\$1,996,697

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10/4/2025

MORTON COUNTY FINANCIAL INFORMATION
MANAGEMENT FEE ACCOUNT
2025

Month	Income / Contract	Interest Income	Other Income	Expenses/Admin/ Contract	Balance	
Beginning Balance					\$ 407,801.16	
January	10,484.88	16.25		8,652.01	409,650.28	82.52%
February	10,291.38	5,666.49		8,257.11	417,351.04	80.23%
March	10,589.05	17.40		8,495.24	419,462.25	80.23%
April	10,501.00	17.55	723.00	9,424.80	421,279.00	89.75%
May	10,671.85	18.01		8,561.48	423,407.38	80.22%
June	10,277.25	3,913.13		8,245.80	429,351.96	80.23%
July	10,666.91	19.85		8,557.53	431,481.19	80.23%
August	10,831.50	19.15		8,689.20	433,642.64	80.22%
September	10,728.18	21.74		8,606.54	435,786.02	80.22%
October					435,786.02	#DIV/0!
November					435,786.02	#DIV/0!
December					435,786.02	#DIV/0!

95,042.00 9,709.57 723.00 77,489.71

	Accrued Interest			
Checking	73,176.43			
Cert of Deposit - Starion	45,320.73	465.70	12/29/2026	3.99%
Cert of Deposit - Starion	56,250.72	141.43	8/8/2026	3.99%
Cert of Deposit - Starion	117,817.04	1,210.64	12/29/2026	3.99%
Cert of Deposit - Starion	147,982.85	226.47	8/16/2026	3.99%
	440,547.77	2,044.24		

Morton County Housing Authority

Waiting List Analysis

As of September 30, 2025

	YTD 9/30/2025	FY AVG	FY 2024	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	424	522	526	549	421	525	462	473	504	457	493	558	619	491	577
Applications on housing list	B	101	254	178	244	216	271	225	262	246	243	148	288	285	266	338
Vouchers Issued	C	98	187	136	211	164	210	179	203	193	192	94	220	203	148	205
Vouchers Utilized	D	69	114	96	123	75	144	125	145	151	141	80	140	107	75	111
% of applications on housing list to applications (B / A)		24%	49%	34%	44%	51%	52%	49%	55%	49%	53%	30%	52%	46%	54%	59%
% of vouchers issued to applications (C / A)		23%	36%	26%	38%	39%	40%	39%	43%	38%	42%	19%	39%	33%	30%	36%
% of vouchers utilized to vouchers issued (D / C)		70%	62%	71%	58%	46%	69%	70%	71%	78%	73%	85%	64%	53%	51%	54%
% of vouchers utilized to applications (D / A)		16%	22%	18%	22%	18%	27%	27%	31%	30%	31%	16%	25%	17%	15%	19%
Vouchers issued and outstanding as of 12/31		32	24	45	45	34	41	43	26	20	26	0	35	36	14	41
Applications in process as of 12/31		138	129	178	178	95	115	110	120	150	137	250	180	124	120	84
Vouchers issued and outstanding as of 9/30/25		27														
Applications in process as of 9/30/25		173														

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

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10/4/2025

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

-14-

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	575	575	312,657	296,528	515.70
Jul	560	560	306,116	287,495	513.38
Aug	549	549	306,930	283,167	515.79
Sep	547	547	306,930	284,123	519.42
Oct	541	541	306,930	282,011	521.28
Nov	549	549	287,199	284,132	517.54
Dec	545	545	292,075	284,583	522.17

2025

Jan	549	549	\$ 287,560	\$ 284,889	\$ 518.92
Feb	549	549	287,560	288,839	526.12
Mar	545	545	289,815	288,786	529.88
Apr	551	551	289,815	291,482	529.01
May	544	544	190,640	290,839	534.63
Jun	540	540	297,734	292,317	541.33
Jul	544	544	299,715	297,989	547.77
Aug	538	538	308,336	292,317	543.34
Sep	530	530	305,517	293,664	554.08
Oct					#DIV/0!
Nov					#DIV/0!
Dec					#DIV/0!

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MORTON COUNTY HOUSING AUTHORITY
2025 EQUITY BALANCES

2025 EQUITY BALANCES													
	688 January 549	688 February 549	688 March 545	688 April 551	688 May 544	688 June 540	688 July 544	688 August 538	688 September 530	October	November	December	Available Total
Vouchers leases													79%
Housing Assistance Equity - Beginning Balance	103,977.15	106,873.15	106,428.65	109,032.04	108,281.54	9,630.84	15,350.84	16,172.49	35,985.99	49,328.99	49,328.99	49,328.99	103,977.15
HAP revenue	287,560.00	287,560.00	289,815.00	289,815.00	190,640.00	297,734.00	299,715.00	308,336.00	305,517.00				2,556,692.00
Fraud recovery revenue	225.00	834.50	1,574.39	916.50	1,548.30	303.00	1,095.65	1,794.50	1,490.00				9,781.84
Other revenue													-
Investment income													-
Total revenues	287,785.00	288,394.50	291,389.39	290,731.50	192,188.30	298,037.00	300,810.65	310,130.50	307,007.00	-	-	-	2,566,473.84
Housing assistance payments	264,837.00	265,176.00	266,004.00	266,312.00	265,407.00	265,247.00	269,183.00	264,171.00	264,952.00				2,391,289.00
Port In - Billing	1,144.00	1,144.00	1,144.00	1,144.00	1,035.00	1,035.00	1,035.00	1,035.00	1,028.00				9,744.00
Tenant protection	18,908.00	22,519.00	21,638.00	24,026.00	24,397.00	26,035.00	27,771.00	27,111.00	27,684.00				220,089.00
Port out vouchers													-
Total expenses	284,889.00	288,839.00	288,786.00	291,482.00	290,839.00	292,317.00	297,989.00	292,317.00	293,664.00	-	-	-	2,621,122.00
Difference	2,896.00	(444.50)	2,603.39	(750.50)	(98,650.70)	5,720.00	2,821.65	17,813.50	13,343.00	-	-	-	(54,648.16)
Housing Assistance Equity - Ending Balance	106,873.15	106,428.65	109,032.04	108,281.54	9,630.84	15,350.84	18,172.49	35,985.99	49,328.99	49,328.99	49,328.99	49,328.99	49,328.99
Average Monthly HAP	518.92	526.12	529.88	529.01	534.63	541.33	547.77	543.34	554.08	#DIV/0!	#DIV/0!	#DIV/0!	536.02
Administrative Equity - Beginning Balance	1,103,048.42	1,110,149.24	1,120,097.93	1,123,598.85	1,126,348.69	1,116,563.76	1,120,679.63	1,123,697.55	1,130,235.03	1,167,129.10	1,167,129.10	1,167,129.10	1,103,048.42
Administrative fee revenue	46,342.00	46,342.00	46,342.00	46,342.00	45,833.00	45,231.00	45,231.00	45,231.00	45,231.00				441,677.00
Administrative fee - special													-
Investment income	3,009.99	2,871.54	3,546.82	3,047.92	2,999.10	2,930.20	2,990.77	2,974.20	2,941.18				3,303.00
Port In - Billing	(1,265.00)	(1,265.00)	(1,265.00)	(1,275.00)	(1,275.00)	(1,275.00)	(1,275.00)	(1,275.00)	(1,637.00)				27,311.72
Other income - Port In billing	1,445.69	1,445.69	1,445.69	1,460.19	1,460.19	1,460.19	1,460.19	1,732.19	1,820.18				(12,079.00)
Other income													13,730.20
Fraud recovery revenues	225.00	834.50	1,574.39	916.50	1,548.30	303.00	1,095.65	1,794.50	1,490.00				9,781.84
Total revenues	49,757.68	52,701.73	51,643.90	50,491.61	50,565.99	48,649.39	49,502.61	51,014.89	79,397.36	-	-	-	483,724.76
Total operating expenses	41,469.17	41,565.35	46,955.13	46,548.88	59,157.63	43,340.63	45,291.80	43,284.52	41,310.40				408,923.51
Amortization	996.11	996.11	996.27	1,001.31	1,001.31	1,001.31	1,001.31	1,001.31	1,001.31				8,996.35
Depreciation	191.58	191.58	191.58	191.58	191.58	191.58	191.58	191.58	191.58				1,724.22
Total expenses	42,656.86	42,753.04	48,142.98	47,741.77	60,350.52	44,533.52	46,484.69	44,477.41	42,503.29	-	-	-	419,644.08
Difference	7,100.82	9,948.69	3,500.92	2,749.84	(9,784.93)	4,115.87	3,017.92	6,537.48	36,894.07	-	-	-	64,080.68
Administrative Fee Equity - Ending Balance	1,110,149.24	1,120,097.93	1,123,598.85	1,126,348.69	1,116,563.76	1,120,679.63	1,123,697.55	1,130,235.03	1,167,129.10	1,167,129.10	1,167,129.10	1,167,129.10	1,167,129.10
VMS Admin Equity Balance	1,106,283.41	1,109,989.45	1,115,110.66	1,119,075.08	1,123,622.48	1,126,855.68	1,130,942.10	1,135,710.80	1,140,141.98	1,140,141.98	1,140,141.98	1,140,141.98	
Total fraud recovery	450.00	1,669.00	3,148.78	1,833.00	3,096.60	606.00	2,191.30	3,589.00	2,980.00	-	-	-	19,563.68
Total interest	3,009.99	2,871.54	3,546.82	3,047.92	2,999.10	2,930.20	2,990.77	2,974.20	2,941.18	-	-	-	27,311.72
Admin fee rate - \$90.85	49,876.65	49,876.65	49,513.25	50,058.35	49,422.40	49,059.00	49,422.40	48,877.30	48,150.50	-	-	-	263,597.29
Proration factor - 88.513% Jan - Jun	44,147.32	44,147.32	43,825.66	44,308.15	43,745.25	43,423.59	44,974.38	43,989.57	43,335.45	-	-	-	132,299.40
Proration factor - 91% Jul - Dec										-	-	-	-
Proration factor -										-	-	-	-
Proration factor receivable / payable	(2,194.68)	(2,194.68)	(2,516.34)	(2,033.85)	(2,087.75)	(1,807.41)	(256.62)	(1,241.43)	(31,447.55)	-	-	-	(45,780.31)



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

OFFICE OF PUBLIC AND INDIAN HOUSING

September 24, 2025

Dear Executive Director:

Subject: **Housing Choice Voucher Program**
January through June 2025 Reconciliation of On-Going Administrative Fees -
REVISED

The purpose of this letter is to advise each public housing agency (PHA) participating in the Housing Choice Voucher Program (HCVP) of the calculation of earned administrative fees for the months of **January through June 2025** and the estimated national proration through this period.

The Full-Year Continuing Appropriations and Extensions Act, 2025, (P.L. 119-4) enacted on March 15, 2025, requires that administrative fees be calculated based on PHA leasing in the HCV Program. Administrative fees will be paid for each voucher under lease on the first day of the month. PHAs are eligible for fee calculations based on their Column A rates for the first 600 units leased each month; if a PHA leases at least 7200 unit months for CY 2024, the PHA will receive fees based on the Column A rate for 7200 unit months, even if the leasing in some months is less than 600 units. The fee rates applicable to each PHA have been previously posted on the HUD website, and all PHAs have had the opportunity to request a blended rate and/or a higher rate if they qualify. Any additional eligibility resulting from an approved higher fee rate or a blended fee rate will be applicable to the entire calendar year (CY), regardless of when the rate is approved.

Enclosed with this letter is the calculation of administrative fee eligibility and pro-rated earnings for your PHA for the months of **January through June 2025**, for which Unit Months Leased (UML) data was taken from the validated VMS database as of August 7, 2025. The Department has calculated each PHA's eligibility and has established an estimated pro-ration factor which is **88.513%**. Please be aware that this pro-ration factor is an estimated pro-ration factor; the final CY 2025 admin fee reconciliation will reflect a weighted pro-ration factor for the entire CY.

HUD compared total fees earned (after pro-ration) to total fees obligated and disbursed to your PHA for January through June 2025, including renewal fees and tenant protection on-going fees. At the end of the enclosure, the final of pro-rated fees earned is compared to the fees obligated and disbursed to your PHA. If your PHA has a shortfall (Line 18), meaning fees obligated and disbursed for the period were less than fees earned, an additional fee disbursement in the amount of the shortfall will be made. If the PHA received excess fees for the period (Line 19), adjustments will be made to the November and December 2025 Administrative Fee distributions to PHAs in the amount of the excess.

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

make any fee eligibility adjustments for leasing changes that were recorded after the original calculations for each month were completed and other eligibility adjustments as needed. Additionally, any excess fees received by PHAs for CY 2025 will be generally offset from future disbursements at the time of the CY 2025 final fee reconciliation.

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

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

Thank you for your continued participation in the HCV Program.

Sincerely,

Miguel A. Fontáñez

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

Miguel A. Fontáñez
Director
Housing Voucher Financial
Management Division

**Calculation of January - June 2025 Administrative Fees
Housing Choice Voucher Program - REVISED**

HA Number:

HA Name:

ND010

MORTON COUNTY HOUSING AUTHORITY

1	VMS Unit Months Leased	3,279	
2	Unleased PBV UMLs	0	
3	Total UMLs (Line 1 + Line 2)	3,279	
4	Unit Months Available	4,128	
5	Overleased UMLs (Line 3 - Line 4 if overleased)	0	
6	Lesser of UMLs or UMAs (Minimum of Line 3 and Line 4)	3,279	
7	Unit Months Eligible for Column A Rate	3,279	
8	Column A Rate	\$90.85	
9	Eligibility - Column A Unit Months (Line 7 x Line 8)		\$297,897
10	Unit Months Eligible for Column B Rate (Line 6 - Line 7)	0	
11	Column B Rate	\$84.80	
12	Eligibility - Column B Unit Months (Line 10 x Line 11)		\$0
13	Total Eligibility (Line 9 + Line 12)		\$297,897
14	Pro-Ration Factor		0.88513
15	Pro-Rated Eligibility (Line 13 x Line 14)		\$263,678
16	Fees Obligated and Disbursed January through June 2025		\$276,432
17	Calendar Year End 2024 Admin Fee Reconciliation Overdisbursement		\$0
18	Shortfall in Fees Obligated/Disbursed (Line 15 - Line 16 + Line 17, if positive)		\$0
19	Excess Fees Obligated/Disbursed (Line 15 - Line 16 + Line 17, if negative)		(\$12,754)

20 Comments

Line 18: Shortfall in Fees will be disbursed with this Reconciliation.
Line 19: If excess fees are identified, adjustments will be made to the November and December 2025 Administrative Fee distributions to PHAs in the amount of the excess.



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Financial Management Center
2380 McGee Street, Suite 400
Kansas City, MO 64108-2605

OFFICE OF PUBLIC AND INDIAN HOUSING

September 18, 2025

ND010
MORTON COUNTY HOUSING AUTHORITY
P O BOX 517
1500 3RD AVE NW
MANDAN, ND 58554

Dear Executive Director:

SUBJECT: Section 8 Housing Choice Voucher Program - Award of Additional Funding
Point of Obligation Letter

This letter is to notify you that HUD will be providing your agency additional Housing Voucher program funds. The amount of funds being obligated and the purpose of such funds are reflected in the table below.

Program Funding	Budget Authority Assigned	Purpose of Funding
AF	\$29,552	CY25 AF Proration Increase

Your executed copy of the notice to amend the Consolidated Annual Contributions Contract (CACC) with revised funding exhibits reflecting the changes described above will be transmitted under separate cover. That letter will contain all information related to this funding including increment number, effective/expiration dates and units, if applicable.

If you have any questions, please contact your Financial Analyst.

Sincerely,

Nebyu F. Tilahun

Digitally signed by Nebyu F. Tilahun
DN: CN = Nebyu F. Tilahun, C = US,
O = Financial Management Center,
OU = Division Director.
Reason: I am approving this document

Division Director

Memo Reference: 25-259

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 9/30/2027
----------------------------------------------------------------------------	-----------------------------------------------------------------------------------------	----------------------------------------

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. They also inform 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-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA **do not** need to submit this form. PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) 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, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and 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 HCVs 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> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2026</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>0</u> Number of Housing Choice Vouchers (HCVs) <u>688</u> Total Combined <u>688</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Public 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 each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with 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 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" data-bbox="261 1667 1474 1772"> <thead> <tr> <th data-bbox="261 1667 542 1730" rowspan="2">Participating PHAs</th> <th data-bbox="542 1667 672 1730" rowspan="2">PHA Code</th> <th data-bbox="672 1667 948 1730" rowspan="2">Program(s) in the Consortia</th> <th data-bbox="948 1667 1240 1730" rowspan="2">Program(s) not in the Consortia</th> <th colspan="2" data-bbox="1240 1667 1474 1730">No. of Units in Each Program</th> </tr> <tr> <th data-bbox="1240 1730 1370 1772">PH</th> <th data-bbox="1370 1730 1474 1772">HCV</th> </tr> </thead> <tbody> <tr> <td data-bbox="261 1772 542 1814"> </td> <td data-bbox="542 1772 672 1814"> </td> <td data-bbox="672 1772 948 1814"> </td> <td data-bbox="948 1772 1240 1814"> </td> <td data-bbox="1240 1772 1370 1814"> </td> <td data-bbox="1370 1772 1474 1814"> </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														
B.1	<p>Revision of Existing PHA Plan Elements. - 22 -</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission?</p>														

	<p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><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 element below:</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> <p>(c) The PHA must submit its Deconcentration Policy for Field Office Review.</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Choice Neighborhoods Grants.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Program under Section 32, 9 or 8(Y)</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), 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.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 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>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p style="text-align: center;">- 23 -</p>

B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y <input type="checkbox"/> N <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p>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.	<p>Other Document and/or Certification Requirements.</p>
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>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>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.</p>
C.3	<p>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form 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.</p>
C.4	<p>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.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>

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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.

Public reporting burden for this information collection is estimated to average 5.26 hours 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Notice. 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.

Form identification: *ND010-Morton County Housing Authority Form HUD-50075-HP (Form ID - 5990) printed by Rickey Horn in HUD Secure Systems/Public Housing Portal at 09/05/2025 10:22AM EST*

Certifications 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 09/30/2027

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 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 01/2026, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g 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 signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way 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 Resident Advisory Board (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 way 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. Where possible, PHAs should make documents available electronically, for public inspection upon request.
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. The PHA ensured all notices and meetings provided effective communication with persons with disabilities and further provided meaningful language access for persons with Limited English Proficiency (LEP).
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.), the Violence Against Women Act (34 U.S.C. § 12291 et seq.), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs.
7. The PHA will affirmatively further fair housing, in compliance with the Fair Housing Act, 24 CFR § 5.150 et seq., 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living

patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies should be designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies should include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

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 and/or its successor system: the Housing Information Portal (HIP) 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 based on age pursuant to the Age Discrimination Act of 1975.

10. In accordance with the Fair Housing Act, the PHA will not base a determination of eligibility for housing on marital status and will not otherwise discriminate because of sex.

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' for people with physical disabilities.

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 the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implement the 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 200.302 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 always be available at 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 and, where possible, should be made available for public inspection in an electronic format.

22. The PHA certifies that it is following all applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Morton County Housing Authority

PHA Name

ND010

PHA Number/HA Code

X Annual PHA Plan for Fiscal Year **2026**

 5-Year PHA Plan for Fiscal Years 20-20

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802)

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

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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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Form identification: *ND010-Morton County Housing Authority form HUD-50077-ST-HCV-HP (Form ID -1686) for CY 2026 printed by Rickey Horn in HUD Secure Systems/Public Housing Portal at 09/05/2025 10:11AM EST*

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Fair Market Rent - Change effective January 1, 2026

40th Percentile

		Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Morton	102%	980	1050	1198	1666	1921	0
Mercer	110%	962	969	1271	1524	1684	
Oliver	102%	980	1050	1198	1666	1921	
Grant	110%	745	751	960	1335	1610	
Souix	110%	799	806	960	1271	1523	
McClean	110%	836	875	960	1335	1610	
Emmons	110%	746	751	960	1151	1610	

FMR per HUD

Morton	961	1030	1175	1634	1884
Mercer	875	881	1156	1386	1531
Oliver	961	1030	1175	1634	1884
Grant	678	683	873	1214	1464
Souix	727	733	873	1156	1385
McLean	760	796	873	1214	1464
Emmons	679	683	873	1047	1464

Fair Market Rent - Change effective January 1, 2025

40th Percentile

		Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
110%							
Morton		910	1008	1125	1576	1889	0
Mercer		893	955	1254	1510	1662	
Oliver		910	1008	1125	1576	1889	
Grant		828	833	1020	1430	1713	
Souix		887	895	1020	1265	1542	
McClean		887	889	1020	1430	1713	
Emmons		773	777	1020	1229	1713	

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

FMR Increases

Morton	\$ 133	\$ 113	\$ 152	\$ 201	\$ 166
Mercer	\$ 63	\$ 12	\$ 16	\$ 13	\$ 20
Oliver	\$ 133	\$ 113	\$ 152	\$ 201	\$ 166
Grant	\$ (75)	\$ (75)	\$ (55)	\$ (86)	\$ (94)
Souix	\$ (80)	\$ (81)	\$ (55)	\$ 6	\$ (17)
McLean	\$ (47)	\$ (13)	\$ (55)	\$ (86)	\$ (94)
Emmons	\$ (24)	\$ (24)	\$ (55)	\$ (71)	\$ (94)

Avg

Morton	16.06%	12.32%	14.86%	14.03%	9.66%
Mercer	7.76%	1.38%	1.40%	0.95%	1.32%
Oliver	16.06%	12.32%	14.86%	14.03%	9.66%
Grant	-9.96%	-9.89%	-5.93%	-6.62%	-6.03%
Souix	-9.91%	-9.95%	-5.93%	0.52%	-1.21%
McLean	-5.82%	-1.61%	-5.93%	-6.62%	-6.03%
Emmons	-3.41%	-3.39%	-5.93%	-6.35%	-6.03%

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BISMARCK-MANDAN ND MSA ECONOMY-AT-A-GLANCE September 2025

WORKFORCE (Source: Job Service North Dakota)

	JUL - 2025	JUL - 2024	JUN - 2025	JUN - 2024
Bismarck-Mandan MSA Labor Force	75,688	75,718	75,852	75,094
MSA Unemployment Rate	2.5%	2.6%	2.3%	2.4%

NOTE: With the release of January 2025 substate labor force and unemployment statistics on March 21st, the Labor Market Information Center of Job Service North Dakota began using revised metropolitan and micropolitan statistical area geographic delineations based on 2020 Census results. For North Dakota, the Bismarck metropolitan area was affected by a delineation change with the subtraction of Sioux County and now consists of three counties (Burleigh, Morton, and Oliver).

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

	JUL - 2025	JUL - 2024	YTD JUL - 2025	YTD JUL - 2024
Bismarck	\$3,897,788	\$1,571,091	\$19,822,123	\$16,778,438
Mandan	\$721,233	\$447,965	\$3,032,313	\$3,571,931

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. In 2025, for the months of May and June the North Dakota Office of State Treasurer does not show reported Sales Tax Collections for City of Mandan.

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

	Q2 - 2025	Q2 - 2024	Q2 - 2023	Q2 - 2022
Bismarck	\$499,638,733	\$475,035,909	\$474,919,597	\$451,028,125
Burleigh County	\$505,492,997	\$481,035,484	\$480,723,016	\$456,440,593
Mandan	\$86,327,042	\$122,904,593	\$95,314,900	\$86,553,251
Morton County	\$91,252,171	\$128,137,728	\$100,241,083	\$91,561,793
Burleigh - Morton Total	\$596,745,168	\$609,173,212	\$580,964,099	\$548,002,386

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

	JUL - 2025	JUL - 2024	YTD JUL - 2025	YTD JUL - 2024
# of Single Family Units Sold	112	100	571	558
# of all Residential Units Sold	152	141	790	786
Average Sale Price - Single Family	\$450,024	\$416,390	\$423,725	\$394,096
Average Sale Price - All Residential	\$400,725	\$382,719	\$387,546	\$363,956

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

	JUL - 2025	JUL - 2024	YTD JUL - 2025	YTD JUL - 2024
# of Single Family Permits Issued	23	36	156	166
Single Family Permits Valuation	\$8,031,633	\$13,812,002	\$58,952,729	\$64,466,099
# of New Commercial Permits Issued	46	9	89	48
New Commercial Permits Valuation	\$38,811,851	\$4,638,230	\$83,301,255	\$48,247,595

*Mandan 2025 Permit Valuations not reported

TRANSPORTATION (Source: Bismarck Airport)

	JUL - 2025	JUL - 2024	YTD JUL - 2025	YTD JUL - 2024
Passenger Enplanement	28,819	27,792	182,533	167,352
Passenger Deplanements	28,213	26,570	185,116	166,986
Total Passenger Activity	57,032	54,362	367,649	334,338

WORKFORCE (Source: Job Service North Dakota)

	JUN - 2025	JUNE - 2024	MAY - 2025	MAY - 2024
Bismarck-Mandan MSA Labor Force	75,785	75,094	74,097	73,174
MSA Unemployment Rate	2.3%	2.4%	1.9%	2.0%

NOTE: With the release of January 2025 substate labor force and unemployment statistics on March 21st, the Labor Market Information Center of Job Service North Dakota began using revised metropolitan and micropolitan statistical area geographic delineations based on 2020 Census results. For North Dakota, the Bismarck metropolitan area was affected by a delineation change with the subtraction of Sioux County and now consists of three counties (Burleigh, Morton, and Oliver).

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

	JUN - 2025	JUN - 2024	YTD JUN - 2025	YTD JUN - 2024
Bismarck	\$2,792,429	\$2,546,965	\$15,924,335	\$15,207,347
Mandan	\$0	\$550,746	\$2,311,080	\$3,123,965

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 - 2025	Q2 - 2024	Q2 - 2023	Q2 - 2022
Bismarck	\$499,638,733	\$475,035,909	\$474,919,597	\$451,028,125
Burleigh County	\$505,492,997	\$481,035,484	\$480,723,016	\$456,440,593
Mandan	\$86,327,042	\$122,904,593	\$95,314,900	\$86,553,251
Morton County	\$91,252,171	\$128,137,728	\$100,241,083	\$91,561,793
Burleigh - Morton Total	\$596,745,168	\$609,173,212	\$580,964,099	\$548,002,386

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

	JUN - 2025	JUN - 2024	YTD JUN - 2025	YTD JUN - 2024
# of Single Family Units Sold	113	114	483	474
# of all Residential Units Sold	147	163	664	666
Average Sale Price - Single Family	\$459,007	\$400,137	\$413,802	\$387,684
Average Sale Price - All Residential	\$427,819	\$362,423	\$382,787	\$358,752

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

	JUN - 2025	JUN - 2024	YTD JUN - 2025	YTD JUN - 2024
# of Single Family Permits Issued	16	27	130	141
Single Family Permits Valuation	\$4,915,825	\$10,606,008	\$50,654,096	\$56,344,280
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# of New Commercial Permits Issued	14	3	39	28
New Commercial Permits Valuation	\$10,810,302	\$1,026,611	\$43,609,365	\$33,871,505

TRANSPORTATION (Source: Bismarck Airport)

	JUN - 2025	JUN - 2024	YTD JUN - 2025	YTD JUN - 2024
Passenger Enplanement	25,741	25,662	153,714	139,560
Passenger Deplanments	27,280	24,293	156,903	140,416
Total Passenger Activity	53,021	49,625	310,617	279,976