

**MORTON COUNTY HOUSING AUTHORITY
QUARTERLY MEETING
MORTON COUNTY HOUSING AUTHORITY CONFERENCE ROOM
1500 3RD AVE NW, MANDAN
THURSDAY, DECEMBER 11, 2025 – 4:00 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) HUD Correspondence
- 8) Other Business
- 9) Adjourn

MORTON COUNTY HOUSING AUTHORITY

QUARTERLY MEETING MINUTES

OCTOBER 14, 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 Tuesday, October 14, 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. Jackie Buckley, Morton County Commissioner, was also in attendance.

Following a review of the minutes of the meeting of July 24, 2025, Woody made a motion to approve the minutes as previously submitted with Tom seconding. All voted aye. Passed.

The expenditures from July 12, 2025, and October 3, 2025, were reviewed. There was a question regarding the checks to Shani Bordeaux, Coedas LLC and Timothy Zbaracki. These were outstanding HAP and utility allowance checks that were voided and reissued. 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 September 2025, MCHA was spending \$293,664 on 530 vouchers and we received \$305,517. MCHA voucher account has a cash and investment balance of \$1,184,588, the Development Account has a balance of \$376,323 and the Contract Account balance is \$435,786.

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 September 2025, our average HAP payment was \$554.08 vs \$280.14 in September 2009. As of September 30, 2025, we had 424 applications received YTD, 98 vouchers issued, 69 vouchers utilized with 27 outstanding vouchers, and we are currently processing 173 applications. We currently have 27 outstanding vouchers as of 9/30/25 compared to 24 as of 12/31/2024. The number of applications that are currently being processed is 173 compared to 129 as of 12/31/2024. Our average HAP as of September 30 is \$554.08 compared to \$518.92 at the beginning of the year.

A discussion regarding 2025 Voucher Equity was had. The HAP Equity balance as of September 2025 was \$49,328.99 and the Admin Equity balance of \$1,167,129.10.

HUD has completed a reconciliation of the January through June 2025 on-going administrative fees. The current estimated pro-ration factor is 84.513%. The final pro-ration factor will not be determined until year end. The housing authority did receive a notice of an award of additional funding of \$29,552 due to CY25 admin fees proration increase.

A discussion regarding the FY 2026 Annual Plan – Public Hearing – Board Resolution was had. Carly motioned to accept the Annual Plan with Tom seconding. All voted aye. Passed. Tim signed the documents, and Rick will submit them.

A discussion regarding the 2026 Fair Market Rents was had. The new fair market rents, effective

January 1, 2026, are \$980 for an efficiency, \$1,050 for a 1 bedroom, \$1,198 for a 2 bedroom, \$1,666 for a 3 bedroom and \$1,921 for a 4 bedroom.

A discussion regarding the Liberty Heights office lease was had. The Morton County Housing Corporation will not be implementing a rent increase for their tenants for the 2026 calendar year. They have also decided to not do a rent increase for office space as well.

A discussion regarding the Holiday Gathering was had. We have it scheduled for Thursday, December 11th at Bennigan's at 6:00.

A discussion regarding the Management Contract was had. The current contract is for a two-year term. We are allowed to do up to three one-year renewals before a new contract will need to be completed. Jackie Buckley presented a letter from Paul Tokach, Morton County Commissioner, requesting that the Board delay taking action on the management contract until after the current independent investigation being conducted by the County's out-of-state legal council is completed. After some discussion and questions being asked of Jackie Buckley, Tom motioned to extend the contract with HJL Management Company for 1 year with Steve seconding. All voted aye. Passed

Rick informed the Board of change in the voucher housing inspection requirements. INSPIRE, the new housing inspection requirements were to become effective as of October 2025. We have been notified that they will now be effective as of February 2027. There being no further business to come before the Board and the meeting was duly adjourned.

Tim Duppong, Chairman

Date

Rick Horn, Management Agent

Date

Morton County Housing-Vouchers
Check Register
For the Period From Oct 4, 2025 to Dec 3, 2025

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount		
12450	10/10/25	BEK Communications Cooperative	111.10	312.50		
12451	10/10/25	Sure-Shred	111.10	40.00		Tim Duppong
12452	10/10/25	Presort Plus	111.10	52.50		
12453	10/15/25	HAPPY Software, An MRI Software Company	111.10	912.00		
12454	10/17/25	Wells Fargo Vendor Financial Services	111.10	166.05		Woody Barth
12455	10/24/25	HJL Management Company	111.10	54.13		
12456	10/31/25	Ashton Nahs	111.10	250.00		
12457	11/3/25	HJL Management Company	111.10	34,861.00		Steve Maerschbecker
12458	11/3/25	Morton County Housing Corp	111.10	900.00		
12446V	11/7/25	Online Information Services Inc	111.10	-459.77		
12459	11/7/25	Online Information Services Inc	111.10	839.58		Tom Peters
12460	11/7/25	Quadient Finance USA	111.10	500.00		
12461	11/7/25	Windstream	111.10	9.31		
12462	11/7/25	C-Ram	111.10	75.00		Carly Retterath
12463	11/7/25	HJL Management Company	111.10	568.00		
12464	11/14/25	Virginia Viles	111.10	350.00		
12465	11/14/25	BEK Communications Cooperative	111.10	312.50		
12466	11/14/25	Presort Plus	111.10	57.50		
12467	11/14/25	Wells Fargo Vendor Financial Services	111.10	166.05		
12468	11/21/25	HJL Management Company	111.10	54.13		
12469	11/28/25	Ashton Nahs	111.10	250.00		
12470	12/1/25	HJL Management Company	111.10	35,074.00		
12471	12/1/25	Morton County Housing Corp	111.10	900.00		
Total				76,244.48		

**Morton County Contract
Check Register
For the Period From Oct 4, 2025 to Dec 3, 2025**

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
1311	10/31/25	HJL Management Co	111.10	8,272.08
1312	11/28/25	HJL Management Co	111.10	8,246.46
Total				<u>16,518.54</u>

Morton County Housing-Vouchers
General Ledger Trial Balance
As of Nov 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	450,074.78	
1145.00	Accrued Interest Receivable	11,091.74	
124.00	Prepaid Insurance	2,912.60	
128.00	Tenant A/R	25,922.20	
128.10	Allowance for Doubtful Account		25,922.20
131.20	Investments-Starion	751,139.91	
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		20,072.17
167.10	Accumulated Amortization		36,143.97
2112.00	Interest Payable		303.53
2115.00	ST Lease Liability		8,948.45
2215.00	LT Lease Liability		72,414.77
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		3,151,009.00
706.10	ANNUAL CONTRIBUTION - A		527,774.00
711.00	Investment Income - Unrestrict		33,229.73
714.00	Fraud Recovery		20,686.68
720.00	Other Income - Port In		17,373.56
911.00	MANAGEMENT FEES	404,629.00	
912.00	ACCOUNTING & AUDITING	15,723.75	
916.00	SUNDRY	35,981.84	
916.10	Port admin fee	17,033.30	
919.00	Storage Rental	1,380.00	
941.00	GENERAL EXPENSE	8,191.64	
945.00	Interest Expense	3,483.28	
961.00	INSURANCE EXPENSE	4,569.90	
973.00	HAP PAYMENTS	2,918,157.00	
973.10	Port out vouchers	285,680.00	
973.20	Port in Voucher	15,356.00	
974.00	Depreciation Expense	2,107.38	
975.00	Amortization Expense	10,998.97	
	Total:	5,120,904.04	5,120,904.04

**Morton County Contract
General Ledger Trial Balance
As of Nov 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	77,287.98	
1120.00	Accrued Interest Receivable	4,493.96	
1162.00	GENERAL FUND INVESTMENTS	367,371.34	
512.10	RETAINED EARNINGS		412,895.57
711.00	INTEREST INCOME		13,912.79
715.00	Management Fee Income		115,630.17
720.00	Other Income		723.00
913.10	Management Fees	92,768.15	
916.00	SUNDRY	1,240.10	
	Total:	543,161.53	543,161.53

MORTON COUNTY DEVELOPMENT ACCOUNT

General Ledger Trial Balance

As of Nov 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	24,601.98	
1145.00	Accrued Interest Receivable	5,755.32	
131.30	Starion CD	357,157.38	
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		2,273.91
512.10	RETAINED EARNINGS		371,940.13
711.00	INTEREST INCOME		13,300.64
	Total:	391,915.40	391,915.40

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	291,692	45,231	44,477	17,398	1,130,765
Sep	529	305,517	293,226	74,783	42,503	44,571	1,184,588
Oct	525	296,315	292,336	45,231	43,697	5,513	1,195,597
Nov	523	298,002	291,442	37,563	40,758	3,365	1,201,215
Dec						0	
		5,937	3,151,009	3,203,837	521,944	504,100	

Accr Int

Checking	450,074.78			
Cert of Dep - Starion	113,301.79	1,919.77	5/29/2026	3.99%
Cert of Dep - Starion	58,839.27	996.96	12/29/2026	3.99%
Cert of Dep - Starion	117,678.55	1,993.93	5/29/2026	3.99%
Cert of Dep - Starion	120,023.60	479.63	9/23/2026	3.74%
Cert of Dep - Starion	112,501.43	1,033.04	8/8/2026	4.11%
Cert of Dep - Starion	112,501.43	1,033.04	8/8/2026	4.11%
Cert of Dep - Starion	116,293.84	3,635.38	1/9/2026	3.50%
	1,201,214.69	11,091.75		

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	17.22		376,322.55
Oct	16.69		376,339.24
Nov	5,420.12		381,759.36
Dec			381,759.36

Accr Int

Checking	24,601.98			
Cert of Dep - Starion	123,007.91	123.01	10/21/2026	3.65%
Cert of Dep - Starion	116,293.84	3,635.38	1/9/2026	3.50%
Cert of Dep - Starion	117,855.63	1,996.93	5/29/2026	3.99%
	381,759.36	5,755.32		

Total Housing Authority cash on 11/30/2025

HAP Acct	1,201,215
Dev	381,759
Contract Fee	444,659
	<u>\$2,027,633</u>

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	4,783.49		8,606.54	440,547.77	80.22%
October	10,270.10	21.75		8,272.08	442,567.54	80.55%
November	10,318.07	20.17		8,246.46	444,659.32	79.92%
December					444,659.32	#DIV/0!

115,630.17 14,513.24 723.00 94,008.25

		Accrued Interest		
Checking	77,287.98			
Cert of Deposit - Starion	45,320.73	767.91	12/29/2026	3.99%
Cert of Deposit - Starion	56,250.72	516.52	8/8/2026	3.99%
Cert of Deposit - Starion	117,817.04	1,996.27	12/29/2026	3.99%
Cert of Deposit - Starion	147,982.85	1,213.26	8/16/2026	3.99%
	444,659.32	4,493.96		

Waiting List Analysis
As of November 30, 2025

[illegible]

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	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	291,692	542.18
Sep	529	529	305,517	296,226	559.97
Oct	525	525	296,315	292,336	556.83
Nov	523	523	298,002	291,442	557.25
Dec					#DIV/0!

MORTON COUNTY HOUSING AUTHORITY
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 537	688 September 529	688 October 525	688 November 523	688 December 523	Available 7,568 Total 5,936	78%
Vouchers leases														
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	18,172.49	36,610.99	50,391.99	54,627.49	61,492.49	103,977.15	3,732,762 Renewal funding NRA offset available NRA balance 12/31/24 103,977 NRA balance 12/31/24 2024 Set Aside funding
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	296,315.00	298,002.00		3,151,009.00	
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	256.50	305.00		10,343.34	
Other revenue													-	
Investment income													-	
Total revenues	287,785.00	288,394.50	291,389.39	290,731.50	192,186.30	298,037.00	300,810.65	310,130.50	307,007.00	296,571.50	298,307.00	-	3,161,352.34	Program reserves 12/31/24
Housing assistance payments	264,837.00	265,176.00	266,004.00	266,312.00	265,407.00	265,247.00	269,183.00	263,546.00	264,514.00	259,857.00	258,628.00		2,908,711.00	3,836,759 CY 2025 Eligibility
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	1,028.00	1,028.00		11,800.00	10,343.34 YTD Fraud Recovery
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	31,451.00	31,786.00		283,326.00	
Port out vouchers													-	(3,203,837) YTD HAP
Total expenses	284,889.00	288,839.00	288,786.00	291,482.00	290,839.00	292,317.00	297,989.00	291,692.00	293,226.00	292,336.00	291,442.00	-	3,203,837.00	643,265 Remaining HAP eligibility
Difference	2,896.00	(444.50)	2,603.39	(750.50)	(98,650.70)	5,720.00	2,821.85	18,438.50	13,781.00	4,235.50	6,865.00	-	(42,484.66)	643,265.49 Remaining monthly average
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	36,610.99	50,391.99	54,627.49	61,492.49		61,492.49	
Average Monthly HAP	518.92	526.12	529.88	529.01	534.63	541.33	547.77	543.19	564.30	556.83	557.25	#DIV/0!	539.73	
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	1,172,134.63	1,172,313.99	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	74,783.00	45,231.00	37,563.00		524,471.00	
Administrative fee - special								830.00					3,303.00	
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	3,031.75	2,886.26		33,229.73	
Port In - Billing	(1,265.00)	(1,265.00)	(1,265.00)	(1,275.00)	(1,275.00)	(1,275.00)	(1,275.00)	(1,547.00)	(1,637.00)	(1,637.00)	(1,640.00)		(15,356.00)	
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	1,820.18	1,823.18		17,373.56	
Other income													-	
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	256.50	305.00		10,343.34	
Total revenues	49,757.66	52,701.73	51,643.90	50,491.61	50,565.59	48,649.39	49,502.61	51,014.89	79,397.36	48,702.43	40,937.44	-	573,364.63	
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	42,504.01	39,565.19		480,992.71	
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	1,001.31	1,001.31		10,998.97	
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	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	43,696.90	40,758.08	-	504,099.06	
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	5,005.53	179.36	-	69,265.57	Balance
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	1,172,134.63	1,172,313.99	1,172,313.99	1,172,313.99	
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	1,143,430.23	1,146,621.49			
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	513.00	610.00	-	20,686.68	
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	3,031.75	2,886.26	-	33,229.73	
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	48,786.45	48,059.65	47,696.25	47,514.55	-	263,597.29	
Proration factor - 88.51% Jan - Jun	44,147.32	44,147.32	43,825.66	44,308.15	43,745.25	43,423.59	44,974.38	43,907.81	43,255.69	42,926.63	42,763.10	-	217,825.59	
Proration factor - 91% Jul - Dec													-	
Proration factor - Admin fee receivable / payable	(2,194.68)	(2,194.68)	(2,516.34)	(2,033.85)	(2,087.75)	(1,807.41)	(256.62)	(1,323.20)	(31,529.32)	(2,304.38)	5,200.09	-	(43,048.12)	



**U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
THE SECRETARY**

November 25, 2025

Dear Public Housing Authorities and Owners:

The Trump administration is taking bold, critical steps to restore law and order in our communities and usher in a golden age for American prosperity. For America to prosper, our citizens must be safe and not in constant fear of being a victim of crime. President Trump is utilizing all available authorities and resources across the Federal government to reduce crime and keep our citizens safe. Here at the U.S. Department of Housing and Urban Development (HUD), we are taking inventory of our programs to ensure we are doing our part.

HUD, along with Public Housing Authorities (PHAs) and private owners of project-based rental assistance, has an obligation to ensure that we are providing decent, safe, and affordable housing to the millions of American families we serve. PHAs and owners must take all steps necessary to meet that obligation, including:

1. Screening for criminal history prior to admission into HUD-assisted housing;
2. Monitoring of assisted households to remove individuals that pose a threat to the safety and peaceful enjoyment of their units; and
3. Deploying resources to ensure the ongoing safety of such properties through physical security features and/or contracted safety services.

Unfortunately, past HUD guidance has created confusion about this obligation and has outright discouraged the use of such tools cited above to ensure the safety of HUD-assisted households.

To correct this, reduce confusion, and help our partners meet their obligations, HUD has rescinded: (1) Notice 2015-19, "Guidance for Public Housing Agencies (PHAs) and Owners of Federally-Assisted Housing on Excluding the Use of Arrest Records in Housing Decisions"; (2) a 2016 memo from HUD's Office of General Counsel on "Guidance on Application of Fair Housing Act Standards to the Use of Criminal Records by Providers of Housing and Real Estate-Related Transactions"; and (3) a 2022 memo from HUD's Office of Fair Housing and Equal Opportunity on "Implementation of the Office of General Counsel's Guidance on Application of Fair Housing Act Standards to the Use of Criminal Records by Providers of Housing and Real Estate-Related Transactions" on background screening. Together these guidance documents had a chilling effect on the use of some information to screen for suitability for and termination of tenancy. That will no longer be the case.

PHAs and owners are reminded of the mandatory screening requirements and optional screening policies available to them to meet their obligation to provide safe housing. These include:

Mandatory Denial of Admission:

HUD regulations require that prospective individuals must not be admitted to HUD programs if an individual:

- a. has been previously evicted from Federally-assisted housing within the past three years for drug-related criminal activity (24 CFR 960.204(a)(1), 24 CFR 982.553(a)(1)(i));¹
- b. is currently engaged in the illegal use of drugs or if such drug use reasonably would cause a threat to the safety of the individuals living in a property (24 CFR 960.204(a)(2), 24 CFR 982.553(a)(1)(ii)(A)-(B));
- c. has been convicted of producing methamphetamine in Federally-assisted housing (24 CFR 960.204(a)(3), 24 CFR 982.553(a)(1)(ii)(C));
- d. is subject to a lifetime sex offender list (24 CFR 960.204(a)(4), 24 CFR 982.553(a)(2)(i)); or
- e. has a history of alcohol abuse that a responsible entity reasonably believes threatens the health, safety or right to peaceful enjoyment of the property (24 CFR 960.204(b), 24 CFR 982.553(a)(2)(ii)(C)(3)).

Permissive Screening for Denial of Assistance

PHAs and owners have broad discretion to screen for suitability of tenancy or program participation for all relevant circumstances, including a history of criminal activity which would adversely affect the health, safety, and peaceful enjoyment of the property (24 CFR 960.203(c), 24 CFR 982.307(a), 24 CFR 982.553(a)(2)(ii)(A)).

Termination of Assistance for Criminal Behavior

PHAs must proactively ensure the safety of the families they serve. This means PHAs should continuously monitor for criminal activity and take steps to immediately act if information is found that could result in a termination of tenancy. PHAs and owners must also establish standards that allow for the termination of assistance for households if individuals within the households:

- a. engage in illegal drug use or have a pattern of drug use that threatens the health, safety or peaceful enjoyment of the property (24 CFR 966.4(l)(5)(i)(B), 24 CFR 982.553(b)(1)(i));
- b. have been convicted of production of methamphetamine in Federally-assisted housing (24 CFR 966.4(l)(5)(i)(A), 24 CFR 982.553(b)(1)(ii));²
- c. are engaging in drug-related criminal activity (24 CFR 966.4(l)(5)(i)(B), 24 CFR 982.553(b)(1)(iii);
- d. are engaged in violent criminal behavior (24 CFR 966.4(l)(5)(ii)(A), 24 CFR 982.553(b)(2)); or
- e. are abusing alcohol (24 CFR 966.4(l)(5)(vi), 24 CFR 982.553(b)(3)).

¹ PHAs and owners have the authority to admit such individuals if the individual has completed a drug rehabilitation program approved by the PHA or the circumstances that caused the eviction no longer exist.

² PHAs must immediately terminate tenancy or assistance for a family if the PHA determines that any member of the household has ever been convicted of drug-related criminal activity for manufacture or production of methamphetamine on the premises of federally assisted housing.

As noted in Notice PIH 1996-16, "One Strike and You're Out' Screening and Eviction Guidelines for Public Housing Agencies," an essential element of a "One Strike" policy is to strictly enforce these lease provisions against all violators in a fair, uniform manner.

The safety of the families we serve is paramount to establish Federally-assisted housing as a platform for self-sufficiency and economic independence. I strongly recommend that local PHAs review existing policies and take advantage of all available tools to improve safety for communities and residents.

In addition to reviewing and revising your existing policies, all housing authorities and owners should publicly display and advertise for use the HUD Office of Inspector General (OIG) Hotline: 1-800-347-3735. The Hotline is the primary means to submit allegations of fraud, waste, abuse, mismanagement, illegal aliens, crime, or Whistleblower related matters within HUD and HUD funded programs to the OIG. All residents, staff, and management should also be directed to call 911 or local law enforcement if they are experiencing or have knowledge of health and safety emergency or witnessing an active crime involving gang, drug activity, sex trafficking, illegal aliens, or other violent crimes at HUD properties.

We at HUD stand ready to work and partner with you to make America safe again.

Sincerely,

A handwritten signature in black ink, appearing to read 'E. Scott Turner', with a long horizontal flourish extending to the right.

E. Scott Turner
Secretary