MORTON COUNTY HOUSING AUTHORITY
MONTHLY MEETING
MORTON COUNTY COMMISSION ROOM
MORTON COUNTY COURT HOUSE
210 2ND AVE NW, MANDAN
THURSDAY, OCTOBER 8, 2026 – 3:00 P.M. CST

AGENDA

1) Call to Order
2) Public Comment
3) Approval of Minutes
4) Approval of Expenditures
5) Financial Statements
6) Voucher Activity
7) 2026 Voucher Equity
8) Annual Plan – Board Resolution
9) Revised 2026 Renewal Funding
10) Morton County Housing Corporation
11) HOTMA Implementation
12) Other Business
13) Adjourn

MORTON COUNTY HOUSING AUTHORITY
MEETING MINUTES
SEPTEMBER 10, 2026

The regularly scheduled meeting of the Board of Commissioners of the Morton County Housing Authority was called to order by DeNae Kautzmann, Chairwoman, on Thursday, September 10, 2026, at 3:00 p.m., at the Morton County Commission Room at the Morton County Courthouse in Mandan. In attendance, in addition to DeNae were Commissioners Paul Tokach, Rory Anderson, Steve Maershbecker and Carly Retterath. Also, in attendance were Rick Horn and Kayla Golke of the Management Firm.

No Public Comment.

The minutes from the previous meeting were reviewed. Rory motioned to approve of the minutes as presented with Steve seconding. On a roll call vote, all members present voted Yes. Motion passed 5-0.

The expenditures from August 8, 2026, through September 4, 2026, were reviewed. Paul motioned to accept the expenditures as presented with Carly seconding. On a roll call vote, all members present voted Yes. Motion passed 5-0.

The August 31, 2026, financial statements were reviewed. No questions or discussion.

Rick presented to the Board the year-to-date voucher activity for the current fiscal year. As of August 2026, our average HAP payment was $603.24 vs $562.63 in January 2026. As of September 4, 2026, we had 426 applications received YTD, 68 vouchers issued, 61 vouchers utilized with 34 outstanding vouchers, and we are currently processing 345 applications. The number of applications that are currently being processed is 345 compared to 208 as of 12/31/2025.

A discussion regarding the 2026 Voucher Equity was had. The HAP Equity balance as of August 2026 was $40,752.07. The Admin Equity balance as of August 2026 was $1,157,801.02.

A discussion regarding the Management Fee was had. DeNae stated that there still has been no response from HUD so the board might want to wait to act, she still would like Rick to present why HJL Management would need an increase in management fees. Rick presented his reasonings for wanting an increase in the management fee. The reasons being HUD increases admin fees each year based on cost increases, so the increase would be used for management staff increases, wages, benefits for employees, trainings, gas and office supplies. Carly asked the board if the management contract was going out for bid because if so, Rick needs to be properly notified. The current contract ends November 30, 2026, at this point there is not enough time for the contract to go out for bid. Carly motioned to create a subcommittee to rewrite the contract in order to have another one-year contract with HJL Management with Rory seconding. DeNae and Rory volunteered to be on the subcommittee. On a roll call vote, all members present voted Yes. Motion passed 5-0. The management fee will be addressed with the renegotiation of the contract.

A discussion regarding the Administrative Fee Reserves was had. Rick contacted other housing

authorities to see what they do with their admin reserves. Most of the housing authorities do not have large admin fee reserves. Rick also provided documents showing what the admin reserves could be used for. The admin fee reserves could be used for pre-move counseling, security deposit assistance, utility deposit assistance, or renters' insurance.

A discussion regarding the 2027 Fair Market Rent was had. Every year HUD determines the fair market rents. The housing authority must then set the rates between 90-110%. Last year there were sizable increases, so the authority only did 102%. Based on setting the rates at 110% of HUD's 2027 FMRs, the rates would be below the 2026 FMRs. Based on the proposed 2027 FMRs, all current housing participants would be protected for two years. The 2026 FMR would be used for next year's recert and possibly the following year depending on the 2028 FMR rates that will be set by HUD. The other counties Grant, Sioux and McLean had large increases this year, so the FMR would be set at 104%. Paul had asked if there was any way to appeal these new rates, Rick stated that MCHA could request a market study from HUD, but Jamestown had done it in the past and no changes were made. Rick also stated that when the oil boom happened there was no accommodation. Carly motioned to approve the fair market rents with 104% and 110% with Steve seconding. On a roll call vote, all members present voted Yes. Motion passed 5-0.

A discussion regarding the HUD Communication/Audit Finding was had. Rick received a letter from HUD accepting the authority's action for resolution.

A discussion regarding the Office Equipment and Furniture was had. Rick provided a break down of items in the office and how much they originally cost. Rick would like HJL to take over the office space lease, copier lease, postage meter lease, phone system and office cleaning. This would be approximately $1,708.34 that would no longer be charged to MCHA. This could be discussed with the renewal of contract.

Other Business:

DeNae spoke with Rick about the money MCHA receives from the management contract with Morton County Corporation. There is quite a bit a money sitting in the contract fee reserves, since it is not federal money it can be spent anywhere. With the senior center moving to Custer school there are concerned residents at Liberty Heights about being able to age in place. DeNae spoke with Rick about having an agreement with MCH Corp to run a bus to and from Liberty Heights down to Custer school. Paul expressed concern about taking on the responsibility of paying for this transportation due to running out of funds in the reserve. Then MCHA is faced with having to continue to fund this transportation with no money.

Rick stated that there we had received two responses to the RFP for the audit services. Bid opening is set for September 16th at 3pm. DeNae stated that she would be there to open bids with Rick.

_____ _____

DeNae Kautzmann, Chairwoman Date

_____ _____

Rick Horn, Management Agent Date

MORTON COUNTY HOUSING AUTHORITY
SPECIAL MEETING MINUTES
SEPTEMBER 18, 2026

The special meeting of the Board of Commissioners of the Morton County Housing Authority to review the professional auditing services contract was called to order by DeNae Kautzmann, Chairwoman, on Friday, September 18, 2026, at 2:00 p.m., at the Morton County Housing Authority conference room in Mandan. In attendance, in addition to DeNae were Commissioners Rory Anderson (via phone), Carly Retterath (via phone) and Steve Maerschbecker (via phone). Also, in attendance was Rick Horn of the Management Firm.

The Housing Authority had requested proposals to provide audit services to audit the financial statements of the housing authority. Proposals were received from Cavanaugh & Company and Brady Martz, PLLC. Based on review of the proposals, Steve made a motion to accept the proposal and award the contract to Brady Martz with Rory seconding. On a roll call vote, all members present voted Yes. Motion passed 4-0.

The special board meeting was then adjourned.

_____ _____

DeNae Kautzmann, Chairwoman Date

_____ _____

Rick Horn, Management Agent Date

Morton County Housing-Vouchers
Check Register
For the Period From Sep 5, 2026 to Oct 2, 2026

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount		
12614	9/11/26	BEK Communications Cooperative	111.10	309.24	_____	**Steve Maerschbecker**
12615	9/11/26	Quadient Leasing USA Inc	111.10	239.97		
12616	9/11/26	Wells Fargo Vendor Financial Services	111.10	169.11	_____	**Carly Retterath**
12617	9/17/26	Presort Plus	111.10	52.50		
12618	9/25/26	Innovative Office Solutions LLC	111.10	427.26	_____	**DeNae Kautzmann**
12619	9/30/26	Ashton Nahs	111.10	250.00		
12620	10/1/26	HJL Management Company	111.10	34,790.00	_____	**Rory Anderson**
12621	10/1/26	Morton County Housing Corp	111.10	900.00		
					_____	**Paul Tokach**
Total				37,138.08		

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Morton County Contract
Check Register
For the Period From Sep 5, 2026 to Oct 2, 2026

Filter Criteria includes: Report order is by Date.

Check #	Date	Payee	Cash Account	Amount
1324	9/30/26	HJL Management Co	111.10	8,405.07
Total				**8,405.07**

Morton County Housing-Vouchers

General Ledger Trial Balance

As of Sep 30, 2026

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	409,028.52	
1145.00	Accrued Interest Receivable	5,890.74	
124.00	Prepaid Insurance	3,105.00	
128.00	Tenant A/R	10,477.00	
128.10	Allowance for Doubtful Account		10,477.00
131.20	Investments-Starion	780,506.62	
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		21,987.91
167.10	Accumulated Amortization		46,000.17
2112.00	Interest Payable		271.09
2115.00	ST Lease Liability		8,958.76
2118.10	Accts Pay - Landlord HAP		296.00
2215.00	LT Lease Liability		63,492.37
511.10	Restricted Net Assets		81,063.99
512.10	Unrestricted Net Assets		1,010,648.10
512.11	Unrestr Net Assets - Pre 2004		158,615.00
706.00	ANNUAL CONTRIBUTIONS H		2,706,268.00
706.10	ANNUAL CONTRIBUTION - A		355,967.00
711.00	Investment Income - Unrestrict		26,268.24
714.00	Fraud Recovery		7,760.76
720.00	Other Income - Port In		14,507.30
911.00	MANAGEMENT FEES	316,021.00	
912.00	ACCOUNTING & AUDITING	17,109.75	
916.00	SUNDRY	19,820.90	
916.10	Port admin fee	15,485.02	
919.00	Storage Rental	1,500.00	
941.00	GENERAL EXPENSE	5,482.31	
945.00	Interest Expense	2,568.45	
961.00	INSURANCE EXPENSE	4,067.52	
973.00	HAP PAYMENTS	2,442,308.00	
973.10	Port out vouchers	299,386.00	
973.20	Port in Voucher	12,775.00	
974.00	Depreciation Expense	1,724.22	
975.00	Amortization Expense	8,854.89	
	Total:	4,512,581.69	4,512,581.69

Morton County Contract
General Ledger Trial Balance
As of Sep 30, 2026

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	98,146.24	
1120.00	Accrued Interest Receivabl	2,972.03	
1162.00	GENERAL FUND INVEST	380,938.11	
512.10	RETAINED EARNINGS		452,654.45
711.00	INTEREST INCOME		11,029.33
715.00	Management Fee Income		93,892.38
913.10	Management Fees	75,257.92	
916.00	SUNDRY	261.86	
	Total:	**557,576.16**	**557,576.16**

MORTON COUNTY DEVELOPMENT ACCOUNT

General Ledger Trial Balance

As of Sep 30, 2026

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	24,760.83	
1145.00	Accrued Interest Receivable	6,313.77	
131.30	Starion CD	367,711.00	
1400.50	Accumulated Depreciation		4,400.72
1400.90	Furniture & Equipment	857.92	
1475.10	OFFICE FURNITURE & EQUIP	3,542.80	
512.10	RETAINED EARNINGS		388,658.88
711.00	INTEREST INCOME		10,126.72
	Total:	403,186.32	403,186.32

Morton County Housing-Vouchers
Income Statement
Compared with Budget
For the Nine Months Ending September 30, 2026

	Current Month Actual	Current Month Budget	Current Month Variance	Year to Date Actual	Year to Date Budget	Year to Date Variance
Revenues						
ANNUAL CONTRIBUTIONS HAPS	$ 319,393.00	$ 292,000.00	27,393.00	$ 2,706,268.00	$ 2,628,000.00	78,268.00
ANNUAL CONTRIBUTION - AD MIN	44,402.00	42,500.00	1,902.00	355,967.00	382,500.00	(26,533.00)
Investment Income - Unrestrict	2,793.68	2,900.00	(106.32)	26,268.24	26,100.00	168.24
Fraud Recovery	1,036.60	1,700.00	(663.40)	7,760.76	15,300.00	(7,539.24)
Other Income - Port In	1,284.20	1,600.00	(315.80)	14,507.30	14,400.00	107.30
Total Revenues	368,909.48	340,700.00	28,209.48	3,110,771.30	3,066,300.00	44,471.30
Expenses						
MANAGEMENT FEES	35,074.00	35,855.00	(781.00)	316,021.00	322,695.00	(6,674.00)
ACCOUNTING & AUDITING	0.00	0.00	0.00	17,109.75	16,200.00	909.75
SUNDRY	1,924.19	3,500.00	(1,575.81)	19,820.90	31,500.00	(11,679.10)
Port admin fee	1,678.32	1,600.00	78.32	15,485.02	14,400.00	1,085.02
Storage Rental	0.00	120.00	(120.00)	1,500.00	1,080.00	420.00
GENERAL EXPENSE	729.76	750.00	(20.24)	5,482.31	6,750.00	(1,267.69)
Interest Expense	272.33	320.00	(47.67)	2,568.45	2,880.00	(311.55)
INSURANCE EXPENSE	345.00	420.00	(75.00)	4,067.52	3,780.00	287.52
HAP PAYMENTS	278,405.00	265,000.00	13,405.00	2,442,308.00	2,385,000.00	57,308.00
Port out vouchers	32,740.00	27,000.00	5,740.00	299,386.00	243,000.00	56,386.00
Port in Voucher	1,097.00	1,650.00	(553.00)	12,775.00	14,850.00	(2,075.00)
Depreciation Expense	191.58	192.00	(0.42)	1,724.22	1,728.00	(3.78)
Amortization Expense	949.01	1,000.00	(50.99)	8,854.89	9,000.00	(145.11)
Total Expenses	353,406.19	337,407.00	15,999.19	3,147,103.06	3,052,863.00	94,240.06
Net Income	$ 15,503.29	$ 3,293.00	12,210.29	($ 36,331.76)	$ 13,437.00	(49,768.76)

2026 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	517	298,248	290,742	36,596	41,491	2,611	1,231,802
Feb	514	302,186	289,876	36,595	42,305	6,600	1,236,484
Mar	522	296,253	298,671	36,595	55,935	(21,758)	1,217,016
Apr	517	302,590	300,044	41,143	42,382	1,307	1,222,833
May	516	311,403	306,935	43,143	42,032	5,579	1,242,347
Jun	524	229,690	317,750	42,956	41,328	(86,432)	1,150,676
Jul	520	324,420	314,055	42,956	44,780	8,541	1,163,883
Aug	518	322,085	312,476	29,581	41,155	(1,965)	1,172,181
Sep	514	319,393	311,145	44,402	41,164	11,486	1,189,535
Oct						0	
Nov						0	
Dec						0	
	4,662	2,706,268	2,741,694	353,967	392,572		

		Accr Int		
Checking	409,028.52			
Cert of Dep - Starion	117,438.58	1,407.65	6/29/2027	3.50%
Cert of Dep - Starion	61,186.96	648.80	12/29/2026	3.99%
Cert of Dep - Starion	121,975.14	1,462.03	6/29/2027	3.50%
Cert of Dep - Starion	124,143.53	108.57	10/22/2027	3.99%
Cert of Dep - Starion	116,609.00	638.31	9/8/2027	3.70%
Cert of Dep - Starion	116,609.00	638.31	9/8/2027	3.70%
Cert of Dep - Starion	122,544.41	987.07	1/7/2027	3.50%
	1,189,535.14	5,890.74		

January 1, 2026 Balance of Development Account 381,777.15

	Other Income	Interest	Donations	
Jan		4,146.77		385,923.92
Feb		15.12		385,939.04
Mar		16.85		385,955.89
Apr		15.21		385,971.10
May		4,317.76		390,288.86
Jun		16.24		390,305.10
Jul		2,135.73		392,440.83
Aug		15.75		392,456.58
Sep		15.25		392,471.83
Oct				392,471.83
Nov				392,471.83
Dec				392,471.83

		Accr Int		
Checking	24,760.83			
Cert of Dep - Starion	123,007.91	3,862.45	10/21/2026	3.65%
Cert of Dep - Starion	122,544.41	987.07	1/7/2027	3.50%
Cert of Dep - Starion	122,158.68	1,464.23	6/29/2027	3.50%
	392,471.83	6,313.75		

Total Housing Authority cash on 9/30/2026

HAP Acct	1,189,535
Dev	392,472
Contract Fee	479,084
	$2,061,091

MORTON COUNTY FINANCIAL INFORMATION
MANAGEMENT FEE ACCOUNT
2026

Month	Income / Contract	Interest Income	Other Income	Expenses/Admin/ Contract	Balance	
Beginning Balance					$ 446,915.56	
January	10,305.09	22.86		8,521.94	448,721.57	82.70%
February	10,334.03	21.81		8,283.23	450,794.18	80.15%
March	10,672.64	25.56		8,554.11	452,938.27	80.15%
April	10,225.15	24.62		8,196.12	454,991.92	80.16%
May	10,489.35	4,326.02		8,407.48	461,399.81	80.15%
June	10,554.30	1,835.79		8,459.44	465,330.46	80.15%
July	10,231.86	27.30		8,201.49	467,388.13	80.16%
August	10,593.62	7,484.60		8,490.90	476,975.45	80.15%
September	10,486.34	27.63		8,405.07	479,084.35	80.15%
October					479,084.35	#DIV/0!
November					479,084.35	#DIV/0!
December					479,084.35	#DIV/0!
	93,892.38	13,796.19	-	75,519.78		

		Accrued Interest		
Checking	98,146.24			
Cert of Deposit - Starion	47,129.03	489.43	12/29/2026	3.99%
Cert of Deposit - Starion	58,304.50	319.16	9/8/2027	3.70%
Cert of Deposit - Starion	122,118.69	1,463.75	6/29/2027	3.50%
Cert of Deposit - Starion	153,385.89	699.69	9/17/2027	3.70%
	479,084.35	2,972.03		

MORTON COUNTY HOUSING AUTHORITY
2026 EQUITY BALANCES

	688 January	688 February	688 March	688 April	688 May	688 June	688 July	688 August	688 September	688 October	688 November	688 December	Available 4,128 Total			
Vouchers leases	517	514	522	517	516	524	520	518	514				4,662	113%	3,847,647.00	2026 Eligible funding
															(209,099.00)	Offset amount
Housing Assistance Equity - Beginning Balance	**81,063.99**	89,149.99	101,863.42	99,682.92	102,576.42	107,970.07	20,258.07	30,933.07	40,752.07	49,518.37	49,518.37	49,518.37	81,063.99		3,638,548	Renewal funding
																NRA offset available
HAP revenue	298,248.00	302,186.00	296,253.00	302,590.00	311,403.00	229,690.00	324,420.00	322,085.00	319,393.00				2,706,268.00		81,064	NRA balance 12/31/25
													-			2026 Set Aside funding
Fraud recovery revenue	580.00	403.43	237.50	347.50	925.65	348.00	310.00	210.00	518.30				3,880.38			
Other revenue													-			
Investment income													-		279,219	Program reserves 12/31/25
Total revenues	298,828.00	302,589.43	296,490.50	302,937.50	312,328.65	230,038.00	324,730.00	322,295.00	319,911.30	-	-	-	2,710,148.38			
															3,998,831	CY 2026 Funds Available
Housing assistance payments	257,407.00	256,172.00	264,694.00	266,101.00	272,855.00	282,733.00	279,051.00	278,225.00	277,313.00				2,434,551.00			
Port In - Billing													-		3,638,548	Renewal funding
Tenant protection	1,028.00	1,028.00	1,028.00	1,028.00	1,017.00	1,017.00	1,017.00	1,092.00	1,092.00				9,347.00			
Port out vouchers	31,389.00	32,676.00	32,949.00	32,915.00	33,063.00	34,000.00	33,987.00	33,159.00	32,740.00				296,878.00		3,880.38	YTD Fraud Recovery
PY Port Out -Covington CDA	918.00												918.00			
													-		(2,741,694)	YTD HAP
Total expenses	290,742.00	289,876.00	298,671.00	300,044.00	306,935.00	317,750.00	314,055.00	312,476.00	311,145.00	-	-	-	2,741,694.00			
															900,734	Remaining HAP eligibility
Difference	8,086.00	12,713.43	(2,180.50)	2,893.50	5,393.65	(87,712.00)	10,675.00	9,819.00	8,766.30	-	-	-	(31,545.62)			
Housing Assistance Equity - Ending Balance	89,149.99	101,863.42	99,682.92	102,576.42	107,970.07	20,258.07	30,933.07	40,752.07	49,518.37	49,518.37	49,518.37	49,518.37	49,518.37		300,244.79	Remaining monthly average
Average Monthly HAP	562.36	563.96	572.17	580.36	594.84	606.39	603.95	603.24	605.34	#DIV/0!	#DIV/0!	#DIV/0!	588.09		3,456,621	95% funding
Administrative Equity - Beginning Balance	**1,169,262.69**	1,168,240.71	1,165,893.27	1,150,032.76	1,154,252.80	1,159,477.81	1,164,462.60	1,166,112.45	1,157,800.62	1,164,537.61	1,164,537.61	1,164,537.61	1,169,262.69			
Administrative fee revenue	36,596.00	36,595.00	36,595.00	43,143.00	43,143.00	42,956.00	42,956.00	42,028.00	41,572.00				365,584.00			
Administrative fee - special									2,830.00				2,830.00			
Administrative fee revenue - prior year								(12,447.00)					(12,447.00)			
Investment income	3,110.11	2,775.69	3,058.66	2,928.36	2,999.37	2,822.91	2,914.67	2,864.79	2,793.68				26,268.24			
Port In - Billing	(1,742.00)	(1,742.00)	(1,742.00)	(1,742.00)	(935.00)	(935.00)	(1,743.00)	(1,097.00)	(1,097.00)				(12,775.00)			
Other income - Port In billing	1,925.18	1,925.18	1,925.18	1,925.18	1,124.32	1,121.14	1,992.72	1,284.20	1,284.20				14,507.30			
Other income													-			
Fraud recovery revenues	580.00	403.43	237.50	347.50	925.65	348.00	310.00	210.00	518.30				3,880.38			
Total revenues	40,469.29	39,957.30	40,074.34	46,602.04	47,257.34	46,313.05	46,430.39	32,842.99	47,901.18	-	-	-	387,847.92			
Total operating expenses	40,237.32	41,111.85	54,741.96	41,189.11	40,839.44	40,135.37	43,639.95	40,014.23	40,023.60				381,932.83			
PY Port Out -Covington CDA	61.06												61.06			
Amortization	1,001.31	1,001.31	1,001.31	1,001.31	1,001.31	1,001.31	949.01	949.01	949.01				8,854.89			
Depreciation	191.58	191.58	191.58	191.58	191.58	191.58	191.58	191.58	191.58				1,724.22			
Total expenses	41,491.27	42,304.74	55,934.85	42,382.00	42,032.33	41,328.26	44,780.54	41,154.82	41,164.19	-	-	-	392,573.00			
Difference	(1,021.98)	(2,347.44)	(15,860.51)	4,220.04	5,225.01	4,984.79	1,649.85	(8,311.83)	6,736.99	-	-	-	(4,725.08)			
															-	Balance
Administrative Fee Equity - Ending Balance	1,168,240.71	1,165,893.27	1,150,032.76	1,154,252.80	1,159,477.81	1,164,462.60	1,166,112.45	1,157,800.62	1,164,537.61	1,164,537.61	1,164,537.61	1,164,537.61	1,164,537.61			
VMS Admin Equity Balance	1,172,952.80	1,176,131.92	1,179,428.08	1,182,703.94	1,186,628.96	1,189,799.87	1,193,024.54	1,196,099.33	1,199,411.31	1,199,411.31	1,199,411.31	1,199,411.31				
Total fraud recovery	1,160.00	806.86	475.00	695.00	1,851.30	696.00	620.00	420.00	1,036.60	-	-	-	7,760.76			
Total interest	3,110.11	2,775.69	3,058.66	2,928.36	2,999.37	2,822.91	2,914.67	2,864.79	2,793.68	-	-	-	26,268.24			
Admin fee rate - $94.60	48,908.20	48,624.40	49,381.20	48,908.20	48,813.60	49,570.40	49,192.00	49,002.80	48,624.40	-	-	-				
Proration factor - 85.236% Jan - Jun	41,687.39	41,445.49	42,090.56	41,687.39	41,606.76	42,251.83							250,769.43			
Proration factor - 88% Jul - Dec							43,288.96	43,122.46	42,789.47	-	-	-	129,200.90			
Proration factor -													-			
Admin fee receivable / payable	5,091.39	4,850.49	5,495.56	(1,455.61)	(1,536.24)	(704.17)	332.96	1,094.46	1,217.47	-	-	-	14,386.32			

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 01/2027, 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

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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 actual or perceived sexual orientation or marital status and will not otherwise discriminate because of sex (including sexual orientation).
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).

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Morton County Housing Authority
PHA Name

ND010
PHA Number/HA Code

X Annual PHA Plan for Fiscal Year 2027

_ 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: **DeNae Kautzman**	
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.

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-50077-ST-HCV-HP (Form ID -2860) for CY 2027 printed by Rickey Horn in HUD Secure Systems/Public Housing Portal at 10/04/2026 09:17AM EST*

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

OFFICE OF PUBLIC AND INDIAN HOUSING

October 1, 2026

Housing Choice Voucher Program Calendar Year (CY) 2026 Renewal Funding Allocations—Revised

Dear Executive Director:

The purpose of this letter is to advise your public housing agency (PHA) of its **revised** CY 2026 Housing Assistance Payments (HAP) renewal funding allocation for the Housing Choice Voucher Program (HCV). The CY 2026 allocations are based on the Consolidated Appropriations Act, 2026 (Public Law 119-75), referred to as the "2026 Act." HUD implemented the HCVP provisions of the 2026 Act in Notice PIH 2026-12, *Implementation of the Federal Fiscal Year 2026 Funding Provisions for the Housing Choice Voucher Program*. The revised renewal allocations incorporate data and other corrections that, in the aggregate, reduced total HCV 2026 renewal eligibility by a small amount and increased slightly the renewal proration factor.

Your agency's revised CY 2026 HAP renewal and non-renewal funding amounts appear at the top of Enclosure A. Appendix I provides the calculation of the CY 2026 reallocation offset of excess reserves. Appendix II lists your PHA's new funding increments that received renewal funding for the first time (for actions initially funded for less than 12 months), adjusted by a CY 2026 inflation factor.

As we explained in Notice PIH 2026-12, renewal funding for Mainstream Vouchers, HUD-VASH vouchers, or other Special Purpose Vouchers (SPVs), such as Family Unification Program (FUP) or Foster Youth to Independence (FYI) vouchers, is included in your agency's overall allocation (except for Moving to Work (MTW) Initial agencies). Please remember that PHAs must continue to use Mainstream Vouchers and other Special Purpose Vouchers only for their respective eligible populations, both initially and upon turnover.

For more information on HUD's implementation of CY 2026 HCV renewal allocations, HUD's disbursement of the allocations to PHAs, as well as PHA reporting and other requirements, see Notice PIH 2026-12 and the original letter on the HCV renewal allocations that HUD sent to you on May 7, 2026.

If you have questions about your CY 2026 HAP renewal funding, please contact your assigned Financial Management Center (FMC) financial analyst.

Sincerely,

Yasandra Deya

Digitally signed by Yasandra Deya
DN: CN = Yasandra Deya, C = US
O = Housing Voucher Financial Management Division,
OU = Acting Director,
Reason: I am approving this document

Yasandra Deya
Acting Director Financial Management Division Office of Housing Voucher Programs

Attachment

REVISED

Enclosure A

Calculation of Calendar Year 2026 Renewal Funding
Housing Choice Voucher Program

1	HA Number:	ND010	
2	HA Name:	MORTON COUNTY HOUSING AUTHORITY	
	CY 2026 Renewal Funding		
3	**CY 2026 HCV Renewal Funding after Offset and Amounts Owed HUD**	**$3,638,548**	
	CY 2026 Non-Renewal Funding		
4	CY 2026 Non-Renewal Funding (TPVs, VASH, etc.) to Date	$0	
5	CY 2026 Estimated RAD 1 Funding For First Full Year After Conversion	$0	
6	CY 2025 Proration Increase	$0	
7	Total CY 2026 HCV Renewal and Non-Renewal Funding		$3,638,548
	Eligibility		
8	Total CY 2025 Unit Months Leased per VMS	6,455	
9	Total CY 2025 Unit Months Available	8,256	
10	Capping Percentage	100%	
11	Total CY 2025 HAP Expenses per VMS	$3,490,636	
12	Total CY 2025 Capped HAP Expenses (Line 11 x Line 10)	$3,490,636	
13	Renewal Funding Inflation Factor	1.10608	
14	Inflated Eligibility Sub-Total (Line 12 x Line 13)	$3,860,923	
15	First Time Renewals - Appendix II	$0	
16	Transfers In or Out	$0	
17	Total DHAP Eligibility	$0	
18	Total Renewal Eligibility (Line 14 + Line 15 + Line 16 + Line 17)	$3,860,923	
19	Proration Factor		99.656144%
20	Prorated Eligibility (Line 18 x Line 19)		$3,847,647
	Offset		
21	Offset Amount (See Comment below and Appendix I)		$209,099
	Funding		
22	**Total CY 2026 Renewal Funding after Offset**		$3,638,548
23	Renewal Funding Obligations, January through October 2026		$3,030,598
24	Remaining to Obligate for CY 2026 Prior to Reduction for Funds Due to HUD (Line 22 - Line 23)		$607,950
25	Reduction for Funds Due to HUD		$0
26	Remaining to Obligate for CY 2026 after Reduction for Funds Due to HUD (Line 24 - Line 25)		$607,950
27	Total Eligibility through October 2026		$3,032,123
28	Additional Obligations Due to PHA through October, 2026 (Line 27 - Line 23, if Line 27 is higher; else 0)		$1,525
29	Excess Obligations through October, 2026 (Line 23 - Line 27, if Line 23 is higher; else 0)		$0
30	**CY 2026 Inflated Per Unit Cost** This value is calculated as total inflated VMS Expenses, minus HAP Costs After the First of the Month, divided by total Unit Months Leased.		$595.88

3,636,716

31 Comments

The offset is unchanged and identical to the offset HUD calculated in the original May 2026 Enclosure.

CY 2026 Offset Reallocation — Appendix I

	HA Number:	ND010	
	HA Name:	MORTON COUNTY HOUSING AUTHORITY	
A	**CY 2025 End of Year Reserves**		$362,943
B	Reserves net of 4, 6 or 12% protection	$209,099	
C	Reserves adjusted for shortfall risk. Amount of reserves available for offset is reduced if HUD projects that PHA requires additional reserves to avoid shortfall.	$209,099	
D	**Reserves Available for Offset**		$209,099

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

September 21, 2026

Morton County Housing Authority
PO Box 517
Mandan, ND 58554

Dear Morton County Housing Authority:

The Morton County Housing Authority and the Morton County Housing Corporation (Liberty Heights) have a housing management agreement for the management of the Liberty Heights property. The Morton County Housing Corporation is hereby providing notice to agree to the termination of the housing management agreement as of November 30, 2026.

The Morton County Housing Authority is currently leasing office space located at 1500 3rd Ave NW, Mandan, ND, from Morton County Housing Corporation. The terms of the lease agreement require a 60 day notice be provided in order to terminate the lease agreement. Morton County Housing Corporation is hereby providing notice to terminate the office lease as of November 30, 2026.

Sincerely,

Ron Carrick
Board President

Rob Knoll
Board Member

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EQUAL HOUSING OPPORTUNITY

OFFICIAL NOTICE TO PARTICIPANTS

Housing Opportunity Through Modernization Act (HOTMA) — Implementation Status (Housing Choice Voucher Program)

PHA Name:	**Date:**
Participant Name:	**Unit Address:**

Dear Participant,

This notice informs you of important changes to federal housing law and explains how those changes affect your household's annual and interim reexaminations.

About HOTMA — What Changed and What It Means for You

On February 14, 2023, HUD issued a Final Rule implementing Sections 102 and 104 of the Housing Opportunity Through Modernization Act of 2016 (HOTMA) as they apply to the Housing Choice Voucher (HCV) program. HOTMA makes important improvements to federal housing assistance programs that benefit participants and reduce administrative burden. The key changes are summarized below.

Change	What It Means for Your Household
Fewer interim reexaminations	A 10% income threshold now applies before an interim reexamination is required. In most cases, earned income increases are not processed until your next annual reexamination, so you can keep more of your earnings before seeing a rent increase.
Consent form signed once	Adult household members now sign the required consent form only once — not every year at reexamination. This reduces paperwork for your household.
Income from other benefit programs	If your household receives income that has already been verified under another federal benefits program, your PHA may use that determination (Safe Harbor) rather than collecting new documentation from you.
No EIV review at interim reexaminations	Your PHA is no longer required to run an EIV income verification check when processing an interim reexamination, reducing delays for households reporting income changes.
Higher deductions	The standard deduction for elderly and disabled households has been increased, and the threshold for claiming medical and disability expenses has increased from 3% to 10% of annual income.
Higher asset threshold	The threshold above which asset income is imputed has increased to $54,898 for 2027, effective January 1, 2027 and adjusted annually by HUD. If your net assets are $54,898 or less, you may be able to self-certify your assets rather than providing third-party documentation.
Retirement and education accounts excluded	Retirement accounts (such as 401(k)s and IRAs) and educational savings accounts are no longer counted as net family assets. You will no longer need to report or document these accounts.
Additional income exclusions	New exclusions apply to certain Medicaid payments, veterans' aide and attendant care, and distributions of principal from non-revocable trusts including Special Needs Trusts.
Hardship relief	If you are unable to pay your rent because of unexpected medical expenses or the loss of a childcare expense deduction, you may request hardship relief from our office.

Implementation Status — What This Means for Your Next Reexamination

Sections 102 and 104 of HOTMA are mandatory federal requirements for the Housing Choice Voucher program. HUD Notice PIH 2026-15 requires HOTMA-compliant HUD-50058 transactions for applicable PHAs with effective dates on or after January 1, 2027. This section is provided for tenant information and explains what has already been implemented, what remains pending, and what you can expect at your next annual or interim reexamination.

Note: Section 103 of HOTMA (Public Housing over-income limits) does not apply to the Housing Choice Voucher program. Section 103 applies only to the Public Housing program and is not addressed in this notice.

Status Area	Tenant Information
Already implemented	The PHA has implemented the HOTMA provisions that took effect before full system implementation, including updated income exclusions, revised income and asset definitions, and the de minimis error policy. Your household may see these changes reflected in current forms, verification requests, and rent calculations where applicable.
Still pending until full implementation	Some HOTMA Sections 102 and 104 requirements remain pending until the PHA completes full implementation and system reporting updates. These may include the full interim reexamination rules, Safe Harbor income determinations, updated asset limitation procedures, and other reporting changes required for HOTMA-compliant HUD-50058 submissions.
Effective January 1, 2027	For reexaminations and other HUD-50058 transactions with an effective date of January 1, 2027 or later, the PHA must process the action using HOTMA-compliant policies and procedures, unless HUD issues different instructions that apply to the PHA.
Your next reexamination	At your next annual or interim reexamination, the PHA will tell you which HOTMA rules apply to your household, what information you must report, and what documents are needed. If your reexamination is effective before January 1, 2027, some current pre-HOTMA procedures may still apply. If your reexamination is effective on or after January 1, 2027, the PHA will apply the full HOTMA-compliant procedures required by HUD.

Questions and Additional Information

If you have questions about this notice or about how HOTMA changes affect your household, please contact our office at 701-663-7494.

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STAFF REFERENCE — HOTMA Summary (Housing Choice Voucher Program)

Do not distribute to participants — for PHA staff use only

Section 102 — Income Reviews

HOTMA creates a 10% adjusted income increase/decrease threshold for interim reexaminations and, in most cases, requires that earned income increases are not processed until the next annual reexamination. Additional provisions include: consent form signed once (not annually); use of income determinations from other federal programs (Safe Harbor); EIV review no longer required at interim reexaminations; increased elderly/disabled deduction; increased medical/disability expense threshold (3% to 10%, phased in over two years); higher imputed asset threshold ($5,000 to $54,898 — 2027 figure, effective January 1, 2027 and adjusted annually by HUD); additional income exclusions (Medicaid, veterans' aide/attendant care, Special Needs Trust distributions); and hardship relief for medical and childcare deductions.

Section 103 — Public Housing Income Limit (NOT APPLICABLE)

Section 103 applies only to the Public Housing program. The Housing Choice Voucher program is not subject to Section 103's over-income limits, notice requirements, or annual reporting requirements. Do not use the Public Housing over-income notice or NPHOI templates for HCV participants.

Section 104 — Asset Limits

HOTMA imposes an asset limitation for eligibility and continued assistance (currently $109,797 for 2027, effective January 1, 2027 and adjusted annually by HUD per CPI-W). Families are also ineligible if they own real property suitable for occupancy. Retirement and educational savings accounts are excluded from net family assets. Self-certification of assets is permitted when net assets are at or below $54,898 (2027 figure, adjusted annually). PHAs have options for how and when to enforce the asset limitation for existing families at reexamination — this election must be documented in the Administrative Plan.

Implementation Timeline (Housing Choice Voucher Program)

HOTMA Final Rule effective: February 14, 2023. Original HCV compliance date: January 1, 2025. Extended to July 1, 2025 for specified income provisions (Notice PIH 2024-38), with full Section 102/104 compliance now required no later than January 1, 2027 (Notice PIH 2026-15). PHAs operating under the delay must continue using pre-HOTMA policies until their elected implementation date and must notify participants in writing before HOTMA changes take effect, consistent with PIC/HIP and HUD-50058 system readiness.

2027 HUD Inflation-Adjusted Figures

Dependent deduction: $525 | Elderly/disabled family deduction: $575 | Asset self-certification threshold: $54,898 | Asset limitation: $109,797 | Passbook savings rate: 0.38% | Full-time student earned income exclusion: $525 | Adoption assistance payment exclusion: $525 | De minimis error: $30 (fixed by rule) | Medical/attendant-care threshold: 10% of annual income (fixed by rule). These 2027 amounts are effective January 1, 2027 for programs that have implemented HOTMA Sections 102 and 104. Update annually when HUD publishes the new Inflation-Adjusted Values table.