MORTON COUNTY HOUSING AUTHORITY
ANNUAL PLAN HEARING
MORTON COUNTY COMMISSION ROOM
MORTON COUNTY COURT HOUSE
210 2ND AVE NW, MANDAN
THURSDAY, OCTOBER 8, 2026 – 2:30 P.M. CST

AGENDA

Annual Plan Hearing at 2:30 PM

1) Call to Order
2) Public Input & Discussion
3) Adjourn

Morton County Housing Authority
P.O. Box 517 - 1500 3rd Avenue NW
Mandan, North Dakota 58554

Public Notice
Morton County Housing Authority
FY2027 Proposed Annual Plan

There will be a public hearing to comment on the Morton County Housing Authority's proposed Annual Plan. The PHA Plan is a guide to public housing agency policies, programs, operations, and strategies for meeting local housing needs and goals.

The public comment period is open and written comments on the proposed documents will be accepted through October 5, 2026. A copy of the documents may be viewed at Morton County Housing Authority, or on our website, www.mortoncountyhousingauthority.org. Alternative formats or special accommodations are available for people with disabilities upon request.

The Morton County Housing Authority public hearing will be held at 2:30 on October 8, 2026, in the Morton County Commission Room at the Morton County Court House located at 210 2nd Ave NW, Mandan.

Requests for information and written comments should be sent to:
Morton County Housing Authority
1500 3rd Ave NW
Mandan, ND 58554

Comments may also be emailed to: rick@ndwriverhousing.com.

2027 ANNUAL PLAN

ND010
Morton County Housing Authority
1500 3rd Ave NW
Mandan, ND 58554

MISSION STATEMENT: To provide decent, safe and sanitary housing for the low-income, very low-income and extremely low-income families, seeking to increase affordable housing through the provision of financial assistance program, supportive services and effective management without discrimination.

ACCESS: The annual plan and/or five year plan are public documents and available on MCHA's website www.mortoncountyhousingauthority.org and at the main office: Morton County Housing Authority, 1500 3rd Ave NW, Mandan, ND 58554.

The public can obtain a copy of the annual and/or five-year plan by requesting the document in-person, calling, emailing, or downloading the information from the website www.mortoncountyhousing.org.

PUBLIC COMMENT: Each year the housing authority holds a public hearing and notifies the public through media, office postings, and www.mortoncountyhousingauthority.org regarding the annual and/or five year plan. The public can comment by attending the public hearing, submit an email comment, or mail information to the office. The board reviews comments before finalizing the plan.

PHA ANNUAL AND FIVE-YEAR PLAN DEFINITIONS

Substantial Deviation

Any collective change in the planned or actual use of federal funds for activities that would modify the housing authority's mission.

This definition does not include budget revisions, changes in organizational structure, changes resulting from HUD-imposed regulations, or minor policy changes.

Significant Amendment/Modification

A Significant Amendment or Modification is defined as adding or removing a program that deviates from the housing authority's mission statement.

This definition does not include budget revisions, changes in organizational structure, changes resulting from HUD-imposed regulations, or minor policy changes.

PHA GOALS:
GOAL ONE: To increase the availability of decent, safe and affordable housing by maximizing participation in Housing Choice Voucher (HCV) Tenant Based Rental Assistance Program.

OBJECTIVES:
1. The MCHA staff will monitor the HAP payments monthly to ensure that either 100% of all anticipated Annual Contributions Contract is utilized or that 95% of total unit months are leased.
    a. PHA will continue to "issue" vouchers in an effort to utilize a greater amount of budget authority while maintaining financial stability.

2. The MCHA has entered into cooperative portability arrangements with other PHAs in the state to utilize any excess funds. Although, MCHA will reduce portability arrangements, when possible, to support additional assistance locally.

3. MCHA will provide rental assistance program throughout its jurisdiction by providing assistance to families at or below 50% of area median income while targeting 75% of all new admissions to families with exceptionally low incomes of less than 30% of median.

4. If invited by HUD, MCHA will submit an application to administer HCV provided to families living in developments affected by the "opt-out" by owners of the project-based voucher (PBV) program.

5. MCHA will review annually the payments standards and adjust accordingly.
    a. HUD issues new market rates in the 3rd quarter of each year. MCHA will review and if needed, adjust rates to ensure applicants can find affordable housing locally, and have the new rates available starting January 1. MCHA will also utilize services to maintain an accurate utility rate schedule.

6. Through efficient management of the program, the MCHA will maintain its Restricted Net Assets fund which will be used to increase housing opportunities.

GOAL TWO: To maintain strong relationships with current landlords and cultivate new prospective landlords.

GOAL THREE: To annually review the Administrative Plan.

GOAL FOUR: To continue to educate tenants and landlords about Fair Housing.

VAWA GOALS:
The PHA will continue to promote and follow its Administrative Plan to make sure those individuals who are subject to VAWA are protected. We will also continue to work with partner agencies that support those VAWA situations.

FAIR HOUSING GOALS:
GOAL ONE: Support partnering agencies and advocacy groups to provide education and resources to tenants, landlords, and community leaders.

GOAL TWO: Expand tenant education and tools by partnering with state and regional agencies and make tools available in various formats.

GOAL THREE: Work with local government agencies to broaden information and promote fair housing month.

Streamlined Annual PHA Plan *(HCV Only PHAs)*	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 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-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

(1) ***High-Performer PHA*** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (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, 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 and 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

PHA Name: Morton County Housing Authority **PHA Code:** ND010
PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2027
PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)
Number of Housing Choice Vouchers (HCVs) 688
PHA Plan Submission Type: ☑ Annual Submission ☐ Revised Annual Submission

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.

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; on the housing authority's website www.mortoncountyhousingauthority.org or by phoning 701-663-7494 to request a copy.

☐ **PHA Consortia:** (Check box if submitting a joint Plan and complete table below)

Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program

B. Plan Elements.

B.1 **Revision of Existing PHA Plan Elements.**

a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?

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Y	N	
☐	☑	Statement of Housing Needs and Strategy for Addressing Housing Needs.
☐	☑	Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.

- ☑ Financial Resources.
- ☑ Rent Determination.
- ☑ Operation and Management.
- ☑ Informal Review and Hearing Procedures.
- ☑ Homeownership Programs.
- ☑ Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.
- ☑ Substantial Deviation.
- ☑ Significant Amendment/Modification.

(b) If the PHA answered yes for any element, describe the revisions for each element(s):

Significant Amendment/Modification.
The Admin Plan is being updated to be in compliance with HOTMA and will go into effect as of January 1, 2027. Our software vendor is still updating their software to be in compliance with the HOTMA requirements. NSPIRE housing inspections will be effective as of February 1st, 2027.

B.2 **New Activities.**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y	N	
☐	☑	Project-Based Vouchers

(b) If Project-Based Voucher (PBV) activities are planned for the applicable Fiscal Year, provide the projected number of PBV units and general locations, and describe how project-basing would be consistent with the PHA Plan.

B.3 **Progress Report.**

Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.

The MCHA has not been able to apply for additional vouchers but has seen an increase in the number of affordable housing units in the county due to additional units being constructed. MCHA has tried to maintain 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. MCHA continues to try and utilize the HCV budget authority. MCHA reviews the payment standards annually and adjusts as needed. MCHA continues to maintain strong relationships with current landlords and tries to attract new prospective landlords.

B.4 **B.4 Capital Improvements.** - Not Applicable

B.5 **Most Recent Fiscal Year Audit.**

(a) Were there any findings in the most recent FY Audit?

Y☑ N☐ N/A☐ 6

(b) If yes, please describe:

	The Housing Authority had a financial statement finding relating to the system of internal controls over financial reporting relating to proper segregation of duties between authorization, custody, record keeping and reconciliation. This is a repeat finding from prior years. The Board has segregated the accounting duties to the appropriate individuals to the extent as possible. Due to the limited number of staff available, all of the accounting duties cannot be totally segregated in such a way as to eliminate this reportable condition.
C.	**Other Document and/or Certification Requirements.**
C.1	**Resident Advisory Board (RAB) Comments.** (a) Did the RAB(s) have comments to the PHA Plan? Y☐ N☑ (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.
C.2	**Certification by State or Local Officials.** Form HUD 50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.3	**Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed,* must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	**Challenged Elements.** If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y☐ N☐ (b) If yes, include Challenged Elements.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the Annual PHA Plan. The Annual PHA Plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public 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 4.52 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.

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Form identification: *ND010-Morton County Housing Authority Form HUD-50075-HCV (Form ID - 9944) printed by Rickey Horn in HUD Secure Systems/Public Housing Portal at 10/04/2026 09:15AM EST*

Status: Created

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan
(All PHAs)

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 09/30/2027

Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan

I, **Maria Effertz** (*Official's Name*), the **Director, Division of CS** (*Official's Title*) certify that the 5-Year PHA Plan for fiscal years **2027-2031** and/or Annual PHA Plan for fiscal year **2027** of the **ND010 - Morton County Housing Authority** (*PHA Name*) is consistent with the Consolidated Plan or State Consolidated Plan including any applicable fair housing goals or strategies to:

North Dakota
Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR Part 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

Morton County Housing Authority's plan is consistent with the Consolidated Plan for the State of North Dakota.

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 Authorized Official: **Maria Effertz**	Title: **Director, Division of CS**
Signature: Maria Effertz	Date: September 16, 2026

This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

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-SL (Form ID - 7664) printed by Rickey Horn in HUD Secure Systems/Public Housing Portal at 08/14/2026 01:06PM EST

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