

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.