



Great Plains Housing Authority

Serving Dickey, Eddy, Foster, Logan, Sargent, Stutsman, and Wells Counties

2020 FIVE-YEAR PLAN AND ANNUAL PLAN

ND016
EDDY COUNTY HOUSING AUTHORITY
300 2nd Ave NE – Suite 200
Jamestown, ND 58401

“It is the mission of the Eddy County Housing Authority to provide safe, affordable housing opportunities for persons with low and moderate income and to promote economic self-sufficiency of families.”

GOAL ONE: To increase the availability of decent, safe and affordable housing by maximizing participation in Section 8 Tenant Based Rental Assistance Program.

OBJECTIVES:

1. The ECHA 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.
 - b. The housing authority developed waiting list preferences and required documentation for applicants claiming preferences. Applicants are assigned a preference at the time of application and can request a review of the preference if proper documentation is provided.
 - c. Individuals or families residing within Eddy County (processed in the following order)
 - i. Elderly and disabled households
 - ii. Families with minor children
 - iii. Singles
 - iv. Applicants must provide documentation demonstrating a residence in identified counties. Documents must show a current Stutsman, Logan, Wells, or Foster County address (PO Box addresses not accepted). Acceptable documents include pay stubs, utility bills, lease, cell phone or phone bills, or a notarized letter demonstrating established residence.
 - d. Non-residents of Eddy County (processed in the following order)
 - i. Elderly and disabled households
 - ii. Families with minor children
 - iii. Singles
2. The ECHA has entered into cooperative portability arrangements with other PHAs in the state to utilize any excess funds. Although, ECHA will reduce portability arrangements when possible to support additional assistance locally.

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Locations: Carrington, Ellendale, Jamestown, New Rockford





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3. ECHA 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.
 - a. ECHA has established a tracking mechanism to select applicants to meet the 75% target.
4. If invited by HUD, ECHA will submit application to administer Section 8 Housing Choice Vouchers provided to families living in developments affected by the “opt-out” by owners of the project based Section 8 program.
5. Conduct a housing survey to use in the setting of the Payment Standards in the 90-110% range of the Fair Market Rents.
 - a. HUD issues new market rates in the 3rd quarter of each year. ECHA will review and if needed, adjust rates to ensure applicants can find affordable housing locally, and have the new rates available starting January 1. ECHA will also utilize services to maintain an accurate utility rate schedule.
6. Through efficient management of program, the ECHA will maintain its Restricted Net Assets fund which will be used to increase housing opportunities.
7. Through various forms of print media, the ECHA will educate the participants, the landlords and the community on agency programs and guidelines.
8. Through constant monitoring, the ECHA will insure effective management of the voucher program resulting in the Section Eight Management Assessment Program (SEMAP) rating of high performer.
9. ECHA will work with local, regional, and state agencies to provide transitional services for families relocating with special needs.

GOAL TWO: To implement and administrate project based vouchers across the jurisdiction.

OBJECTIVE:

- ECHA can develop relationships with housing providers by project basing vouchers that create better opportunities for clients and communities.
- HUD allows housing authorities to use up to 20% of their vouchers towards project based vouchers.
- Project based vouchers are a tool to help develop new units and modify old units.

The Great Plains Housing Authority will carry out all activities and items listed in this plan in compliance with all applicable civil rights requirements and that the Great Plains Housing Authority will affirmatively further fair housing.

GOAL THREE: To provide technical assistance to other housing authorities in the nine-county region and other regions and to establish combined jurisdictions to administer any or all housing programs if requests by other PHAS.

OBJECTIVES:

1. The Executive Director and various staff members assist other PHAs by providing technical assistance at quarterly round tables, through phone inquiries and at local agencies.

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2. Participate as presenter for Roundtables for ND PHAs.
3. Provided technical assistance to other small housing authorities in the region.
4. Provide quality control services to other housing authorities.
5. Attend state, regional and national conferences and share information with smaller PHAs with limited resources.
6. Establish a resource center for Directors and Boards of Commissioners.
7. Director will present training on Section 8 to any housing authority as requested.

GOAL FOUR: To provide technical assistance to other government agencies, non-profits, and the regional homeless coalition.

OBJECTIVES:

1. The Executive Director and various staff members assist other groups by providing technical assistance by attending meetings.
2. Participate as presenter for area meetings and groups.
3. Provided technical assistance to other small housing authorities and agencies in the region.
4. Attend state, regional and national conferences and share information with other government agencies.
5. Director will present training on Section 8 to any housing authority or entity as requested.

GOAL FIVE: To increase communication with landlords, tenants, applicants

OBJECTIVE:

- ECHA has a website greatplainsha.com and will use that website to post news, policy changes, meeting agendas, important documents, and other information. New developments will be posted on the website, unless required by law to send via mail. The website is a portal for all housing authorities working in collaborative agreements with Great Plains Housing Authority.
- ECHA will work with federal and state agencies to bring education opportunities to the region.
- ECHA will explore online trainings and videos when possible.

GOAL SIX: To explore partnerships in bringing affordable housing to the region, and diversify the administrative portfolio.

OBJECTIVE:

- ECHA will work with developers in bringing affordable housing to the region. ECHA will provide technical assistance and support when necessary.
- ECHA will explore options to develop and own property that would be available to households that are in the low to moderate income levels.
- ECHA will apply for additional grants and voucher assistance when applicable.

GOAL SEVEN: To adopt other programs that serve low to moderate income families and special populations, and create healthy environments.

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OBJECTIVE:

- ECHA will explore partnerships to create a housing land trust for the region to provide more opportunities for affordable homeownership.
- Through the ND Department of Commerce, ECHA will examine any programs that may help with housing rehab for elderly or disabled homeowners.
- The housing authority will explore other options and programs to extend services when funding is available and the program does not create an administrative burden.

GOAL EIGHT: To program technical and data assistance to other agencies and developers about the region, specific to clientele and region.

OBJECTIVE:

- ECHA compiles housing data for HUD and reviews that information quarterly to meet rent needs, comparisons, and vacancies.
- ECHA will provide such data in a timely fashion if it does not interfere or prohibit ECHA employees from accomplishing day-to-day operations.
- ECHA be available to North Dakota agencies, state legislators, and local leaders to provide housing information.

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