



Great Plains Housing Authority

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

Public Notice

LaMoure County Housing Authority / McIntosh County Housing Authority
Ransom County Housing Authority
FY2027 Proposed Annual Plan

There will be a public hearing meeting to comment on the LaMoure County Housing Authority, McIntosh County Housing Authority, and Ransom County Housing Authority 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 September 30, 2026. A copy of the documents may be viewed at Great Plains Housing Authority, or on our website, www.greatplainsha.com. Alternative formats or special accommodations are available for people with disabilities upon request.

Great Plains Housing Authority will be held via Zoom:

<https://us06web.zoom.us/j/7526175925?omn=81552250391> and via phone.

Requests for information and written comments should sent to:

Great Plains Housing Authority
300 2nd Ave NE – Suite 200
Jamestown, ND 58401

Comments may also be emailed to: director@greatplainsha.com.

Mailing address: 300 2nd Ave NE – Suite 200, Jamestown, ND 58401

Toll free: 800-340-4537

Phone: 701-252-1098

Fax: 701-252-7735

Web: www.greatplainsha.com

Email: office@greatplainsha.com

Locations: Carrington, Ellendale, Jamestown, New Rockford



2027 ANNUAL PLAN

ND038

LaMoure County Housing Authority
112 1st St. NE
Ashley, ND 58413

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.

DISCLAIMER: LaMoure County Housing Authority is under a joint powers agreement and managed by Great Plains Housing Authority.

ACCESS: The annual plan and/or five year plan are public documents and available on GPHA's website www.greatplainsha.com and at the main office: Great Plains Housing Authority, 300 2nd Ave NE – Suite 200, Jamestown, ND 58401.

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.greatplainsha.com.

PUBLIC COMMENT: Each year the housing authority holds a public hearing and notifies the public through media, office postings, and www.greatplainsha.com 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.

Any addition as non-emergency work items to the 5-year Capital Plan that exceeds 20% of an annual grant award; or any plans for demolition, disposition, conversion, mixed financing that includes the Capital Fund.

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 fully utilize the HCV budget authority.

GOAL TWO: To annual review payment standards and adjust as needed.

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

GOAL FOUR: To annually review the Administrative Plan.

GOAL FIVE: 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 broad information and promote fair housing month.

2027 ANNUAL PLAN

ND039

McIntosh County Housing Authority

112 1st St. NE

Ashley, ND 58413

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.

DISCLAIMER: McIntosh County Housing Authority is under a joint powers agreement and managed by Great Plains Housing Authority.

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PHA GOALS:

GOAL ONE: To fully utilize the HCV budget authority.

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GOAL FOUR: To annually review the Administrative Plan.

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

GOAL SIX: To transition public housing complex away from HUD public housing program using either RAD or Section 18. MCHA is exploring both pathways to allow current tenants to stay in place, stabilize the units, and assist the small community with housing needs. Section 18 and RAD both have some attributes that need further review with the tenants and local market to determine which program. In addition, MCHA will need to review current rent and voucher or market rates. The housing authority will meet numerous times with the public housing tenants and the resident advisory board.

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2027 ANNUAL PLAN

ND025

Ransom County Housing Authority

112 1st St. NE

Ashley, ND 58413

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