

Mercer County Housing Authority

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Public Notice Mercer County Housing Authority FY2027 Proposed Annual Plan

There will be a public hearing to comment on the Mercer 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 9, 2026. A copy of the documents may be viewed at Mercer County Housing Authority, or on our website, www.mercercountyhousingauthority.org. Alternative formats or special accommodations are available for people with disabilities upon request.

The Mercer County Housing Authority public hearing will be held at 11:30 on October 14, 2026, at Crescent Manor, located at 20 7th St NE, Hazen.

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

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

2027 ANNUAL PLAN

ND015
Mercer 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.mercercountyhousingauthority.org or at the main office: Mercer 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, or emailing.

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

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 broaden information and promote fair housing month.