

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 03/31/2024
--	---	---

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, including changes to these policies, and informs 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- income, very low- income, and extremely low- income families

Applicability. The Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers 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.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and 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 or 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 housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information																										
A.1	<p>PHA Name: <u>The Housing Authority of Douglas County, Oregon</u> PHA Code: <u>OR003</u> PHA Type: <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>04/2024</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>155</u> Number of Housing Choice Vouchers (HCVs) <u>874</u> Total Combined <u>1029</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>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. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p>Housing Authority Administration Office located at 1000 W. Stanton Street, Roseburg, OR 97471, City of Roseburg Public Library located at 1409 NE Diamond Blvd, Roseburg, OR 97470, Reedsport Public Library located at 395 Winchester St, Reedsport, OR 97457 and on HADCO's website at www.hadcor.org</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program																			
		PH	HCV																								
Lead PHA:																											

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 **PHA Plan** submission?

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.
- Homeownership Programs.
- Safety and Crime Prevention.
- Pet Policy.
- Substantial Deviation.
- Significant Amendment/Modification

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

(c) The PHA must submit its Deconcentration Policy for Field Office Review.

B.2 New Activities.

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

Y N

- Hope VI or Choice Neighborhoods.
- Mixed Finance Modernization or Development.
- Demolition and/or Disposition.
- Conversion of Public Housing to Tenant Based Assistance.
- Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- Project Based Vouchers.
- Units with Approved Vacancies for Modernization.
- Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

Project base VASH Vouchers at Eagle Landing- Convert 54 Family Choice Project Based Vouchers to VASH Project Based Vouchers at Eagle Landing. Twenty two vouchers have been converted. The remaining conversion will occur as units become vacant and are able to lease to chronically homeless Veterans.

Development of affordable housing

Develop affordable housing on available land currently behind the Myers Activity Center in Roseburg, OR. The land is currently undeveloped land included in the Public Housing ACC contract. HADCO intends to request a boundary line adjustment and dispose of the land pursuant to PIH 2016-20 to a LLC with HADCO as the general partner. HADCO intends to pursue funding for a four story apartment complex that will provide 50-60 dwelling units. HADCO intends to project base 25 family choice vouchers, 25 vouchers for the homeless and 10 vouchers for supportive services per the exception category outlined in PIH 2017 21. Feasibility study and research for funding is underway

Streamlined Voluntary Conversion of Public Housing to Section 8 Voucher Program.

HADCO intends to resubmit their HUD application for converting the Low Rent Public Housing Program to Section 8 vouchers.

This conversion would transfer all public housing assistance to

Section 8 voucher assistance and HADCO would cease having a Public Housing Program. The property and housing is intended to remain as affordable housing through the Section 8 voucher program. HADCO does have long term plan to redevelop the various housing locations into more modern and suitable affordable housing. This will be completed in stages and with advance public comment opportunities to the residents. HADCO expects to receive approval for the conversion on or before April 2023. HADCO anticipates several families are eligible to remain in their existing dwelling unit and will apply their voucher to their current unit. HADCO will provide a relocation specialist to assist families with the transition to other units. The relocation specialist will assist families who wish to move with finding suitable housing within Douglas County, OR or transferring to a unit within the portfolio. HADCO will assist with reasonable moving costs for those families who choose or are required to relocate to another home within Douglas County. HADCO expects the transition to take approximately one year due the number of transfers that may need to happen. Please see SVC Application for further information.

Monitor FMR's closely and submit Utility Study to HUD if HUD's FMR's adversely affect Douglas County.

B.3 Progress Report.

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

Goal 1 Expand the supply of assisted housing;
Objective: Apply for additional rental vouchers
Progress: HADCO will continue to apply for vouchers when available.

Goal 2 Increase assisted housing choices.
Objective: Provide voucher mobility counseling and conduct outreach to potential landlords
Progress: Continue to provide information at briefings & in briefing packet/family handbook

Objective: Provide education and resource referral regarding housing opportunities
Progress: Ready to Rent Course has been implemented with great success and continued interest. HADCO's CSC Coordinator and staff continue to network with clients and Landlords to provide housing guidance.

Goal 3 Promote self-sufficiency and asset development of assisted households.
Objective: Provide or attract supportive services to improve assistance recipients' employability.
Progress: HADCO staffs a CSC Coordinator. This individual provides support in providing housing referrals to tenants and participants.

	<p>Goal 4 Affirmatively furthering fair housing Objective: Ensure equal opportunity and affirmatively further fair housing. Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability.</p> <p>Progress: HADCO provides accessible units. HADCO has a Reasonable Accommodation Process and partners with community organizations to sponsor annual Fair Housing training. Continue outreach to minority groups not likely to access our housing programs.</p> <p>Goal 5 Expand the supply of project based assisted housing; Objective: Apply for project based rental vouchers. Progress: HADCO will continue to apply for vouchers when available.</p> <p>Goal 6 Project base Section 8 Family Choice Vouchers to the Blueridge Apartments Objective: Provide additional housing subsidy to applicants on the waitlist at Blueridge that are unable to afford the rent without assistance. Progress: HADCO needs to complete the RFP and HUD application for this assignment.</p>
B.4.	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. 2022-2026 Approved on 8-24-2023.</p>
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	<p>Other Document and/or Certification Requirements.</p>
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N HADCO agreed with the RAB comments and would notify participants of current available home ownership vouchers and how to obtain. HADCO would also continue to monitor FMR's and challenge if necessary, remind participants of HADCO resources and opportunities and work on development plans.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(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.</p>
C.2	<p>Certification by State or Local Officials.</p> <p><u>Form HUD-50077-SL</u>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p><u>Form 50077-ST-HCV-HP</u>, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
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

If yes, include Challenged Elements.

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing.

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Impediment: There is an inadequate supply of affordable housing.

Renters and homeowners are cost burdened by their housing. Renters have a combination of factors including a shortage of subsidized housing and inadequate income. Homeowners have going maintenance and preventive maintenance, taxes and interest rates.

Strategy: Continue to aggressively pursue opportunities to apply for additional rental vouchers. Continue to work with governmental and community partners to identify housing needs. Identify job creation opportunities and other program that provide income support.

HADCO continues to pursue the additions of affordable housing through this strategy. Currently HADCO partners with several community partners to offer programs for the community.

HADCO, to assist "at risk" populations administer in its Section 8 Voucher Program a preference voucher, Veteran Administration Supported Housing (VASH) Vouchers. Homeless vets who have a severe psychiatric or substance abuse disorder who agree to participate in clinical programs offered by the VA qualify for this voucher. Currently HADCO administers 111 VASH Vouchers.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Impediment: There is a limited awareness of fair housing policies in the Douglas County area.

There will consistently be a need to increase the level of knowledge in the community regarding fair housing rights due to the growth of protected class populations in the Douglas County area.

Strategy: Increase fair housing education and expand outreach to protected classes.

More fair housing education and resources in the community will increase awareness. This strategy includes providing information that will target landlords, protected classes, involve agencies that serve these protected classes and encourage greater citizen participation through better education and advertising. The following are examples that would aid in this education effort:

- Provide educational materials to all landlords through the Section 8 Voucher Program.
- Supply community education materials to protected class organizations.
- Promote fair housing policies and resources through public service announcements.
- Supply bilingual and alternative format fair housing materials where there is a higher concentration of protected classes.
- Supply protected class service organizations with fair housing information to distribute to protected classes.
- Attend local landlord/property managers meeting to educate on fair housing rights.

HADCO continues to make its applicants, residents and participants of its various housing programs aware of their fair housing rights through explanations and fair housing materials at various intake interview, briefings and annual recertification's. Protected classes are also made aware of fair housing policies in HADCO's administrative office as well as various housing complexes using Fair Housing logo on signage. HADCO assists in the education of Section 8 landlords about Fair Housing obligations through participation in the landlord organization ROADAC. HADCO also refers members of protected classes to resources such as Fair Housing Council of Oregon, Oregon Bureau of Labor and Industries and Douglas County Legal Aid and Advocacy Center.

HADCO has made a strong commitment to promoting Fair Housing rights and Fair Housing choice. The following is a list of actions taken by HADCO to provide this information:

- Fair Housing logo (equal Housing Opportunity) is prominently displayed on location signs at HADCO's administrative office and various housing complexes.
- Fair Housing logo is prominently displayed on signs at various locations announcing the availability of low-income rental units.
- Fair Housing logo is prominently displayed on website. Hadco.com
- Fair Housing logo is on letterhead and business cards.
- HADCO's Policy of Nondiscrimination on the Basis of Disability/Handicap Status is prominently displayed in the lobbies of the administrative office and in public areas at its various housing complexes.

- HUD form 928.1 "We do Business in Accordance with the Federal Fair Housing Law" is prominently displayed in English and in Spanish in HADCO's administrative office and in public areas at its various housing complexes.
- HUD form 1686 FHEO "Fair Housing – It's Your Right" pamphlet is available in administrative office and is included in the Section 8 briefing packets.
- HUD form 903.1 "Are You a Victim of Housing Discrimination?" pamphlet is available in the administrative office and is included in the Section 8 briefing packet.
- HUD form 593 "A Good Place to Live" pamphlet is available in the administrative office and is included in the Section 8 briefing packet.
- "Filing a Housing Discrimination Complaint" pamphlet is available in the administrative office, in public areas at its various housing complexes, in Section 8 briefing packets and Public Housing lease up packet.
- HADCO has a long-standing Policy on Reasonable Accommodation which is recognized in the Pacific Northwest among Public Housing Authorities and by the regional HUD office as being comprehensive, well-written and well-implemented.
- Policy on Reasonable Accommodation is prominently displayed in HADCO's administrative office and in public areas of its various housing complexes.
- Applicants, Residents and Participants of housing assistance received from HADCO are advised of their right to request a reasonable accommodation to their disability. Information is provided on pre-application, Public Housing lease agreement, notices of eviction, discussed during Section 8 briefings and during other discussions with applicants, residents and participants when inquiries are made about accommodating disabilities.

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Impediment: There are cultural differences and language barriers which inhibit access to fair housing.

Cultural differences and language barriers are impediments to fair housing. Even though language itself is not a protected class, it parallels with national origin, ethnicity, and or race in housing discrimination. As various minority populations continue to grow and become a more significant percentage of the community, increasing cultural difference and language barriers become impediments to Fair Housing. Additionally, larger households with low incomes are challenged to find suitable affordable housing. In some cultures, it is not uncommon for more than one family to live together.

Strategy: Strengthen communication with organizations that provide services to racial and ethnic minority populations. Cultural and language barriers in this community may be most evident in the Latino population. Asian and African-American may face discrimination based on ethnicity, race or their national origin. Communicating with organizations that advocate for protected classes provides staff with a valuable network with the community to help eliminate fair housing violations. HADCO continues to ensure the administrative office, Public Housing, and Section 8 Voucher Program is staffed with bilingual staff.

Fair Housing Goal:

Impediment: Internet have become vital to access housing opportunities and subsidy programs. Providing a barrier for those without computer access at home.

Strategy: Douglas County provides free internet access at their local libraries throughout the county. HADCO is providing computers to residents to be located at the administrative office and HADCO's other various housing sites.

Impediment: Briefed Applicants with a Section 8 Family Choice Voucher who have poor rental history or lack of rental history.

Briefed applicants with a Section 8 Family Choice Voucher who have poor rental history or lack of rental history commonly see their rental applications denied resulting in their vouchers expiring before receiving needed rental assistance.

Strategy: Increase rental lease up rate through an innovative education program provided through Second Chance Renters and First Time Renter Classes. These classes will provide essential tools to assist our residents in Douglas County succeed in obtaining affordable housing.

HADCO has trained instructors to provide a "Ready to Rent" class to individuals who have poor rental history or lack of rental history. HADCO will promote these classes through our community partners, HADCO's housing programs, advertisement through radio, newspapers, flyers distributed by landlord association, flyers posted in administrative office and periodic newsletters.

Instructions for Preparation of Form HUD-50075-HP Annual Plan for High Performing PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

- A.1** Include the full **PHA Name, PHA Code, PHA Type, PHA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.23(4)(e))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

B. Plan Elements.

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the "yes" box. If an element has not been revised, mark "no."

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other

generally available data. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR §5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR §903.7(a).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA's reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions. Describe the PHA's admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA's policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. 24 CFR §903.7(b) Describe the PHA's procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. 24 CFR §903.7(b) A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b) Describe the unit assignment policies for public housing. 24 CFR §903.7(b)

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. (24 CFR §903.7(d))

Homeownership Programs. A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA's 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. (24 CFR §903.7(k) and 24 CFR §903.12(b).

Safety and Crime Prevention (VAWA). A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. (24 CFR §903.7(m)(5))

Pet Policy. Describe the PHA's policies and requirements pertaining to the ownership of pets in public housing. (24 CFR §903.7(n))

Substantial Deviation. PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

Significant Amendment/Modification. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the 'Sample PHA Plan Amendment' found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2. (24 CFR §903.23(b))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

HOPE VI. 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6. (Notice PIH 2011-47)

Mixed Finance Modernization or Development. 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4

Demolition and/or Disposition. With respect to public housing only, describe any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

Conversion of Public Housing under the Voluntary or Mandatory Conversion programs. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or

other housing assistance in connection with such conversion. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices](#).

Project-Based Vouchers. Describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b)(1)) If using project-based vouchers, provide the projected number of project-based units and general locations and describe how project-basing would be consistent with the PHA Plan.

Units with Approved Vacancies for Modernization. The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 CFR §990.145(a)(1).

Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR §903.7(g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. (24 CFR §903.7(p))

C. Other Document and/or Certification Requirements

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

C.2 Certification by State of 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. (24 CFR §903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting 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*. 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. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o)).

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing.

D.1 Affirmatively Furthering Fair Housing.

The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) ... Strategies and actions must affirmatively further fair housing ..." Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in

view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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 5-Year and Annual PHA Plan. 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, and informs 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- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 7.02 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. 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 Act 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.

**Certifications of Compliance with
PHA Plan and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

**PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations
including PHA Plan Elements that Have Changed**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 4/2024, in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d-4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For PHA Plans that include a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);

- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
 10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
 11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
 12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
 13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
 14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
 15. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
 16. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
 17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.
 18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
 19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.
 20. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
 21. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
 22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

The Housing Authority of Douglas County, OR
PHA Name

OR003
PHA Number/HA Code

Annual PHA Plan for Fiscal Year 20 24

5-Year PHA Plan for Fiscal Years 20____ - 20____

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Executive Director		Name Board Chairman Jeff Cooley	
Janeal Kohler			
Signature	Date	Signature	Date

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. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

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. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Annual PHA Plan

The Housing Authority of Douglas County, Oregon (HADCO) OR003

Response to Office of Fair Housing and Equal Opportunity for 2024-2028.

HADCO continues to adhere to the principals of affirmative marketing. HADCO conducts in house audits within the PHA's programs to ensure compliance, one being tenant selection policies. HADCO's annual third-party audits have shown program compliance as well.

HADCO has a long-established Limited English Proficiency Plan.

All HADCO staff receives annual fair housing training from the Fair Housing Council of Oregon.

HADCO attends Landlord Association of Douglas County meetings. The purpose is to market the S8 voucher program outside the areas of poverty/minority concentrations and to market the S8 voucher program to new landlords.

HADCO has an actively involved RAB. HADCO staff and the RAB reviewed Public Housing and Section 8 policies and procedures. The proposed changes were reviewed by the HADCO Board of Commissioners at the Public Hearing for the Plan. The HADCO Board response is included in the 2023 Plan.

Deconcentration Policy (CFR 903.7)

It is HADCO's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. To achieve deconcentration HADCO will skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner.

DEFINITION OF "SUBSTANTIAL DEVIATION" AND "SIGNIFICANT AMENDMENT OR MODIFICATION"

In accordance with HUD regulations in 24 CFR 903.7 and 24 (CFR 905.3, HADCO has defined below the basic criteria that will be used for determining substantial deviation from its five year plan; significant amendment or modification to the 5 year and Annual Plan; and significant amendment or modification to the Capital Fund Program 5 year Action Plan. Prior to implementing changes that meet such criteria, HADCO will submit for HUD approval, a revised Plan(s) that meets full public process requirements including Resident Advisory Board review and consultation.

HADCO's criteria as defined below, is applicable to all CFP components including Capital Fund grants; Replacement Housing Factor (RHF) grants; Disaster grants; Capital Fund Financing Program (CFFP) allocations; as well as any new or future formula components such as Demolition and Disposition Transitional Funding (DDTF).

Criteria for defining "Substantial Deviation" from the 5-year plan:

- A major change in the direction of HADCO pertaining to its mission and goals would constitute a "substantial deviation" from the agency's 5-year plan.
- Examples include undertaking new program activities, development strategies or financing initiatives that do not otherwise further HADCO's stated mission and goals as articulated in the 5- year plan

Criteria for defining "Significant Amendment or Modification" to the 5 year and Annual Plan

- Changes to rent, admission policies, or organizational of the waiting list(s) in the Public Housing Program that will impact more than 10% of applicants and/or households assisted under the program.
- Changes to rent, admission policies, or organizational of the waiting list(s) in the Housing Choice Voucher Program that will impact more than 10% of applicants and/or households assisted under the program.
- Substantial changes to demolition, disposition, designated housing, homeownership, or conversion activities identified in the current HUD-approved Annual or 5-year Plans.

Criteria for defining "Significant Amendment or Modification to the Capital Fund Program (CFP) 5-year Action Plan

- Proposed demolition, disposition, homeownership, Capital Fund financing, development, or mixed finance proposals will be considered significant amendments to the CFP 5-year Action Plan.
- Additions of non-emergency work items not included in the current CFP Annual Statement of CFP 5-Year Action Plan that exceeds \$20,000.

Exceptions

- Changes under the above definitions that are required due to HUD regulations, federal statutes, state or local laws/ordinances or as a result of a declared national or local emergency will not be considered substantial deviation or significant amendment/modification.
- Changes under the above definitions which are funded by source other than federal funds will not require Plan amendment or modification.

NON-DISCRIMINATION POLICY

In compliance with federal and state law, this policy affirms the commitment of HADCO to protect people from discrimination. These laws protect HADCO those who apply for HADCO jobs, and those who receive or apply to receive housing or other services from HADCO. HADCO takes these laws seriously. HADCO will not unlawfully discriminate against anyone because of:

Race	National Origin	Color
Religion	Gender	Disability
Familial Status (having minor children)	Sexual orientation including gender identity	Marital Status
Source of Income	Domestic Violence Victims	

Reasonable Accommodation or Unit Modification for Disabled Persons or Tenants

HADCO will reasonably accommodate the needs of disabled persons. Any person who is disabled may ask HADCO for help performing HADCO jobs, applying for HADCO assistance, complying with HADCO lease, or using HADCO services. This help may modify a rule, alter job duties, change a HADCO apartment, or change how HADCO communicates. HADCO will try to accommodate these needs. To do that, HADCO must determine (i) that the person making the request is disabled, that the requested accommodation because of the disability, is necessary to allow the requestor to use and enjoy the program or premises; (iii) that the accommodation would not cause HADCO an undue burden or undue and would not require a fundamental change in the job functions or HADCO's program. A full copy of HADCO's Reasonable Accommodation policy and a request form are included as attachments to the lease. To ask for help, contact any HADCO staff.

No Retaliation

HADCO will not unlawfully retaliate against anyone for exercising their rights.

If You Need Help

If you think HADCO has broken any of the above laws, HADCO would like to hear from you. We encourage you to complete a complaint form at our office or contact us at:

Janeal Kohler
Executive Director
1000 W. Stanton Street
Roseburg, OR 97471
541-673-6548 ext 115
jkohler@hadcor.org

Attachment 13

Violence Against Women Act of 2005 (VAWA)

The Housing Authority of Douglas County provides information regarding VAWA to all participants and applicants of the Public Housing and Section 8 Programs. The Housing Authority networks with Battered Person's Advocacy, Roseburg Rescue Mission and Woman's Shelter.

Low Rent Public Housing Needs Assessment 2023 Annual Plan DRAFT

Roseburg

1 Additional Insulation in attics?		
2 Replace flooring in units each year as funding permits (five year budget)	\$	30,000.00
3 Paint remaining yellow buildings- 6 buildings	\$	75,000.00
4 R/R bathroom fans-60 units	\$	29,700.00
5 Replace gutters	\$	50,000.00
6 Install clotheslines	\$	12,000.00
7 Install fences around patios	\$	159,600.00
8 Rehab Storage unit - foundation stabilization	\$	50,000.00
9 Replace windows	\$	162,500.00
10 Replace kitchen cabinets and countertops	\$	293,000.00
11 Replace Light fixtures with LED lighting	\$	65,000.00
12 Tree trimming and removal of dead trees	\$	15,000.00
13 Replace maintenance van X 2	\$	120,000.00
14 Paint Maintenance Shop	\$	25,000.00
15 Sidewalk replacement and accessibility upgrades	\$	50,000.00
16 Additional drain behind admin building	\$	15,000.00
17 R/R landscaping	\$	43,871.00
18 R/R smoke detector wiring	\$	20,000.00
19 Security lighting along center walk way	\$	4,500.00
20 R/R Railroad Ties	\$	4,000.00
21 Install Playground	\$	150,000.00
 Roseburg Sub Total	 \$	 1,374,171.00

Riddle

1 Install clotheslines	\$	1,600.00
2 Add security lighting	\$	5,000.00
3 R/R Siding and Gutters- already awarded pending bids	\$	-
4 R/R Landscaping	\$	6,500.00
5 Regravel Park Street	\$	5,000.00
6 Upgrade lighting to LED	\$	10,000.00
Riddle Sub Total	\$	28,100.00

Oakland

1 Install clotheslines	\$	1,600.00
2 Re-size closet doors to standard size	\$	10,000.00
3 Drainage-divert water away from the buildings	\$	15,000.00
4 Replace three sets of stairs	\$	26,000.00
5 R/R Landscaping	\$	5,000.00
6 R/R railroad ties around playground and replace with rubber from playground contractor	\$	15,000.00
7 Upgrade lighting to LED's	\$	8,000.00
 Oakland Sub Total	 \$	 80,600.00

Winston

1 Install clotheslines	\$	2,800.00
2 Replace flooring as needed (14 units)-starting in 2019	\$	45,000.00
3 Playground	\$	7,500.00
4 ADA Mailboxes	\$	15,000.00
5 R/R Gutters	\$	20,000.00

6 Paint Exterior of Buildings	\$ 140,000.00
7 R/R Landscaping	\$ 12,000.00
8 Repave parking on southwest end of property	
9 Replace Cabinets and Counter tops	\$ 166,400.00
Winston Sub Total	\$ 408,700.00

Yoncalla

1 Install patio covers	\$ 25,500.00
2 Install clotheslines	\$ 2,800.00
3 Paint exterior in 5- 7 years-2025	\$ 126,686.00
4 Attic Insulation addition- 15 units	\$ 15,000.00
5 West end of buildings(siding) in family section damages (one needs replaced and two need	\$ 15,000.00
6 Larger rock on hillside behind back building	\$ 5,000.00
7 R/R Sliders in family section	\$ 15,000.00
8 R/R Railroad ties	\$ 4,500.00
9 Upgrade lighting to LED's- 8 units	\$ 8,000.00
10 French drains for drainage	\$ 15,000.00
11 R/R Flooring	\$ 20,000.00
Yoncalla Sub Total	\$ 252,486.00

Reedsport

1 Replace kitchen cabinets, counters, and range hoods in elderly units	\$ 140,000.00
2 Replace senior center siding- partial	\$ 30,000.00
3 Install storage shed at the 3 and 4 bedroom sites	\$ 200,000.00
4 R/R Landscape	\$ 15,000.00
5 Widen off road parking by unit 431 (from 2 to 4 spots)	
6 Replace windows on lower interior facing buildings (windows currently open into sidewalk)- 1	\$ 4,500.00
7 Tree Trimming	\$ 10,000.00
8 Senior Center parking lot- reseal	
9 Gutter Replacement-leak on corners	\$ 40,000.00
10 Family units- R/R dryer vents in the attic- bowed and plug easily-	\$ 15,000.00
11 Replace lighting fixtures to LED's-48 units	\$ 48,000.00
12 R/R Locking mailboxes-48 units	\$ 12,000.00
13 R/R bathroom vents-48 units	\$ 15,000.00
14 Paint west facing gable ends on 7 yellow buildings	\$ 5,000.00
15 R/R lower boards on storage units (7 yellow buildings)	\$ 5,000.00
16 R/R main water shut off valves- 14 units (yellow on Juniper)	\$ 12,000.00
17 R/R Siding -2 buildings	\$ 68,986.00
18 R/R Siding 11 buildings	\$ 1,000,000.00
Reedsport Sub Total	\$ 1,620,486.00

Grand Total for Capital Improvements \$ 3,764,543.00

HA Wide **Per year**

Employee Training	\$ 10,000.00
Audit per year	\$ 2,500.00
Relocation (varies depending on projects)	\$ 2,000.00
Administration of CFP grant	\$ 25,000.00
Fees and Costs (A & E) (varies depending on projects)	\$ 5,000.00
Operations	\$ 40,000.00
Covert PH to Section 8	\$ 90,000.00
 HA Wide Sub Total	 \$ 174,500.00

R/R Siding and Gutters- already awarded pending bids	4	\$ -					
R/R Landscaping	8	\$ 6,500.00	\$	6,500.00			
Regravel Park Street		\$ 5,000.00	\$	5,000.00			
Upgrade lighting to LED		\$ 10,000.00	\$	10,000.00			
SUBTOTALS	# Units	\$ 28,100.00	\$	\$ 8,100.00	\$ 10,000.00	\$	\$ -

Winston 3-6:

Install clotheslines	16	\$ 2,800.00	\$	2,800.00			
Replace flooring as needed (14 units)-starting in 2019	*****	\$ 45,000.00	\$	25,000.00	\$	40,000.00	
Playground		\$ 7,500.00					
ADA Mailboxes	16	\$ 15,000.00	\$	15,000.00			
R/R Gutters	16	\$ 20,000.00	\$	20,000.00			
Paint Exterior of Buildings	16	\$ 140,000.00	\$	40,000.00	\$	100,000.00	
R/R Landscaping	16	\$ 12,000.00	\$	12,000.00			
Replace Cabinets and Counter tops	16	\$ 166,400.00	\$	38,400.00	\$	128,000.00	
SUBTOTALS	# Units	\$ 408,700.00	\$	\$ 85,000.00	\$ 143,000.00	\$ 140,000.00	\$ -

Yoncalla 3-8:

Install patio covers	15	\$ 25,500.00	\$				
Install clotheslines	15	\$ 2,800.00	\$				\$ 2,800.00
Paint exterior in 5- 7 years-2025	15	\$ 126,686.00	\$		\$ 126,686.00		
Attic Insulation addition- 15 units	15	\$ 15,000.00	\$			\$ 15,000.00	
West end of buildings(siding) in family section damages (one needs replac	2	\$ 15,000.00	\$				\$ 15,000.00
Larger rock on hillside behind back building	1	\$ 5,000.00	\$	5,000.00			
R/R Sliders in family section	6	\$ 15,000.00	\$				
R/R Railroad ties		\$ 4,500.00	\$	4,500.00			\$ 15,000.00
Upgrade lighting to LED's- 8 units	8	\$ 8,000.00	\$				
French drains for drainage	6	\$ 15,000.00	\$	15,000.00			
R/R Flooring		\$ 20,000.00	\$				\$ 20,000.00
SUBTOTALS	# Units	\$ 252,486.00	\$	\$ 24,500.00	\$ 126,686.00	\$ 15,000.00	\$ 52,800.00

Reedsport 002007

Replace kitchen cabinets, counters, and range hoods in elderly units	9****	\$ 140,000.00	\$	40,000.00			
Replace senior center siding- partial	1	\$ 30,000.00					
Widen off road parking by unit 431 (from 2 to 4 spots)	1	\$ -					
Install storage shed at the 3 and 4 bedroom sites	****	\$ 200,000.00	\$	68,282.00			
Replace windows on lower interior facing buildings (windows currently o	4	\$ 4,500.00	\$				
Tree Trimming		\$ 10,000.00	\$	10,000.00			\$ 10,000.00
R/R Landscape	48	\$ 15,000.00	\$	15,000.00			
Senior Center parking lot- reseal		\$ -					
Gutter Replacement-leak on corners		\$ 40,000.00					
Family units- R/R dryer vents in the attic- bowed and plug easily-		\$ 15,000.00					
Replace lighting fixtures to LED's-48 units		\$ 48,000.00	\$	48,000.00			\$ 48,000.00
R/R Locking mailboxes-48 units		\$ 12,000.00	\$	12,000.00			\$ 12,000.00
R/R bathroom vents-48 units		\$ 15,000.00					

Paint west facing gable ends on 7 yellow buildings	\$	5,000.00								
R/R lower boards on storage units (7 yellow buildings)	\$	5,000.00		\$	5,000.00					
R/R main water shut off valves- 14 units (yellow on Juniper)	\$	12,000.00		\$	12,000.00					
R/R Siding -2 buildings	\$	68,986.00		\$	68,986.00					
R/R Siding 11 buildings	\$	1,000,000.00		\$	1,000,000.00			\$	127,500.00 \$ 415,586.00	
SUBTOTALS	\$	2,764,543.00	\$	411,692.00	\$	509,386.00	\$	509,386.00	\$	498,386.00

H A - W I D E										
1406 -Operations (may not exceed 20% of grant)	\$	20,000.00	\$	40,000.00	\$	40,000.00	\$	40,000.00	\$	40,000.00
1408 -Mgmt Improvements										
P/H Training PH Staff	\$	10,000.00	\$	10,000.00	\$	10,000.00	\$	10,000.00	\$	10,000.00
1410-Admin	\$	15,000.00	\$	15,000.00	\$	15,000.00	\$	15,000.00	\$	25,000.00
1411-Audit	\$	1,500.00	\$	1,500.00	\$	1,500.00	\$	1,500.00	\$	2,500.00
1430-Fees/Costs & A & E	\$	5,000.00	\$	5,000.00	\$	5,000.00	\$	5,000.00	\$	5,000.00
1495-Relocation	\$	2,000.00	\$	2,000.00	\$	2,000.00	\$	2,000.00	\$	2,000.00
1502-Contingency (may not exceed 10% of grant)	\$	117,694.00								
Covert PH to Section 8	\$	171,194.00	\$	73,500.00	\$	73,500.00	\$	83,500.00	\$	84,500.00
Subtotal HA-WIDE										

MAX ALLOW

RAB Proposed Policy Changes

1. Defining of quiet enjoyment of premises

Nuisance: Resident must not do anything which interferes with the right of the other Residents to have a safe, healthy and comfortable place to live, or which disturbs the quiet enjoyment of their tenancy.

Recommended Additions:

“Quiet Enjoyment” refers to the tenants right to an unimpaired use of their rental property. If a noise disturbance grows to a level where a tenant is unable to use the premise as a residence then the noise, if repeated, is a lease violation. Examples of interfering with the rights of other residents are playing music loud enough to clearly hear outside your unit walls, stomping or slamming doors, hitting walls, loud partying throughout the night especially during quiet hours.

Examples of acceptable disturbances are common wildlife or traffic noise outside, footsteps from neighbors in common areas or above tenant, and/or smoke alarm going off that is turned off right away.

Residents must not intentionally disturb another person’s quiet enjoyment of their tenancy. Quiet enjoyment refers to a Resident’s right to unimpaired use of their rental property.

If a Resident, a Resident’s guest, or any other person under a Resident’s control creates excessive noise, it is the Resident’s obligation to stop the noise and ensure it does not happen again.

If a noise disturbance grows to a level which inhibits another Resident’s right to live peacefully and quietly, and if the noise is excessively loud or repeated, it is a violation of the lease agreement. Examples of unacceptable noise levels are:

1. Playing music loud enough to clearly hear outside a rental unit;
2. Stomping, slamming doors, or hitting walls; and
3. Loud parties, especially when they continue into nightly quiet hours.

Noise disturbances not listed here can still be lease violations.

4. **Defining noise levels**

NOISE: Walls are not completely soundproof, so please be considerate of your neighbors at all times and avoid undue noise, especially between 10:00 p.m. and 8:00 a.m. The responsibility for reporting disturbances to law enforcement agencies must be assumed by tenants.

Recommended Additions:

Any noise exceeding 70dB is considered disturbing. Residential limits usually start at 55 or 60 dB (the equivalent noise of a regular vacuum cleaner).

5. Defining serious and repeated lease violation

Good Cause: The Owner or Owner's Agent may terminate this Lease at any time by giving written notice not less than thirty (30) days prior to termination. Such notice may only be given for good cause, such as serious or repeated damage to the premises, creation of physical hazards, refusal to follow property rules and regulations, or over-income status. Expiration of this Lease shall not be good cause. The notice shall clearly state the reasons for the termination, that the Resident shall have fourteen (14) days within which to cure the violation, the date by which the Resident must vacate the apartment if the Resident fails to cure the violation, and that recurrence of the violation within a six (6) month period shall be cause for termination of the Lease Agreement.

Recommended Additions:

Serious lease violations is when a tenant(s) violates one or more conditions specified in the lease agreement. Repeated lease violations is defined as a violation(s) that has occurred more than once in a six month period.

The Owner or Owner's Agent may terminate this Lease at any time by giving written notice no less than thirty (30) days prior to termination. Such notice may only be given for good cause. Good causes include serious lease violations, repeated lease violations, and family status changes which make them ineligible for continued assistance. Expiration of this Lease is not good cause.

For terminations due to lease violations, the notice will clearly state the reasons for the termination, that the Resident will have fourteen (14) days to cure the violation (if the violation is curable), the date by which the Resident must vacate the rental unit if the violation is not cured, and, if cured, that a subsequent violation within a six-month period is good cause for termination of the Lease Agreement. Lease terminations for other good causes will clearly state the reason for termination and the date by which the Resident must vacate the rental unit.

A serious lease violation is when a Resident intentionally or unintentionally violates a policy which is intended to protect the health, safety, decency, and right of peaceful enjoyment of the housing premises. Serious lease violations include, but are not limited to, violent or harassing behavior, criminal activity, creating physical hazards, and damaging property. When determining the severity of a lease violation, HADCO will rely on the definition of a serious lease violation above. If a Resident commits a single serious lease violation, it can lead to an adverse tenancy action, including termination of the lease agreement.

Repeated lease violation is two or more violations of the same type within a six-month period. If a Resident commits two or more lease violations in a six-month period, it can lead to an adverse tenancy action, including termination of the lease agreement.

Residents have the right to explain and verify extenuating circumstances which may have led to the lease violation. This is done through the informal hearing process. HADCO will consider extenuating circumstances and, with few exceptions, has the discretion to reverse a lease termination decision based on the evidence.

6. Defining nuisance pets

Pets: This property is a pet friendly property. All pets must be approved by management prior to bringing on property. See Pet Policy if applicable. Small birds such as one pair of canaries or parakeets or one small 5 to 10 gallon fish aquarium will be permitted per unit in addition to a pet or assistance/aide animal. For the safety of our resident's pets, visitor's pets are not allowed on the property.

Assistance/Aide Animal: The Landlord will consider the request when a Resident with disabilities requests permission to keep an animal. The Resident must request reasonable accommodation prior to bringing the animal onto the Property. The Landlord must verify that the individual qualifies for reasonable accommodation under Federal Law and requires the animal to have an equal opportunity to use and enjoy his/her apartment and this community. Deposits will not be charged for these animals. The owner of the animal will be held responsible for any damage or injury caused by the animal while the animal is on the property.

In the event the Landlord reasonably determines the conduct or condition of an Assistance/Aide Animal on the Property constitutes a nuisance or threat to the health and/or safety of other Residents or persons on the Property, the Landlord may cause that animal to be removed from the Property.

Recommended Additions:

A nuisance animal is one that is running at large on the property, whose behavior constitutes a nuisance. Nuisance behavior shall include, but not be limited to; biting or otherwise making physical contact with a person or other animal in a harassing manner, urinating or defecating without the collection by the owner or keeper or damaging inanimate personal property.

If the Landlord determines that an animal approved to be on the Property violates a Lease policy by creating a disturbance or threatening the health, safety, decency, or right to peaceful enjoyment of the premises, the Landlord may require the animal to be removed from the Property. This applies to animals approved as pets and those approved as an assistance/aide animal. An animal is a nuisance if it is allowed to run uncontrolled on the Property, creates excessive or sustained noise, harasses or harms a person or another animal, damages property, or the person responsible for the animal does not immediately clean up after it.

If HADCO requires an assistance/aide animal to be removed from the Property, a Resident with a disability may request reasonable accommodation for a different assistance/aide animal to be approved.