



Inventory Removals Application

Table of Contents

Inventory Removals Application: HUD-52860 9 pages

Section 3: PHA Plan, Board Resolution, Environmental Review, etc.

Attachment #	Description	# Pages
3.1.a	PHA Annual Plan for Fiscal Year 2023	18
3.1.b	HUD PHA Plan Approval for Fiscal Year 2023	1
3.2.a	HADCO Board Approvals Narrative	1
3.2.b	Board Resolution #2129, 2021 SVC Action Approval	1
3.2.c	Board Resolution #2146, 2022 Annual Plan Approval	12
3.3.a	Environmental Review for Activity/Project that is Exempt or Categorically Excluded Not Subject to Section 58.5 (3)	3
3.5.a	Local Government Consultation Narrative	1
3.5.b	Letter of Support, Douglas County, Oregon (1 page)	1
3.5.c	Letter of Support, City of Winston, Oregon (1 page)	1
3.5.d	Letter of Support, City of Riddle, Oregon (1 page)	1
3.5.e	Letter of Support, City of Oakland, Oregon (1 page)	1
3.5.f	Letter of Support, City of Yoncalla, Oregon (1 page)	1
3.5.g	Letter of Support, City of Roseburg, Oregon (1 page)	1

Section 4: Description of Existing Development

Attachment #	Description	# Pages
4.4.a	Overview of Residential Buildings	1
4.5.a	List of Non-Residential Buildings and Vacant Lots	1
4.11.a	Description of Units, Including UFAS Units	3

Section 5: Description of Proposed Removal

Attachment #	Description	# Pages
5.4.a	Descriptions of the Land, Legal Descriptions	1
5.4.b	Declarations of Trust	33
5.5.c	Estimated Value of the Proposed Property Summary	48

Section 6: Relocation

Attachment #	Description	# Pages
6.2.a	Summary of Individual Residents to be Displaced	1
6.3.a	Relocation Counseling and Advisory Services	1
6.6.a	Summary of Comparable Housing Resources	1
6.7.a	Explanation Supporting TPV Request	1

Section 7: Resident Consultation

Attachment #	Description	# Pages
7.1.a	Narrative and Documentation of Resident Consultation	13
7.4.a	Narrative and Documentation of RAB Consultation	20
7.5.a	Resident Comments with PHA Evaluation	3

Supplemental Attachments

Attachment #	Description	# Pages
I	PIH SVC Checklist, October 2020	3
II	Personal Property Description	1
III	SVC Plan Topics (i-v)	2
IV	Future Use of Property Description	1
V	Relocation Plan: Households by Bedroom and Accessibility	1

The information collection requirements contained in this document have been approved by the Office of Management and Budget (OMB) under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501-3520) and assigned OMB control number 2577-0075. There is no personal information contained in this application. Information on activities and expenditures of grant funds is public information and is generally available for disclosure. Recipients are responsible for ensuring confidentiality when disclosure is not required. In accordance with the Paperwork Reduction Act, HUD may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

This general information is required to request HUD approval to remove public housing property (residential or non-residential) from public housing requirements, including use restrictions imposed under the Annual Contributions Contract (ACC) and the Declaration of Trust (DOT)/Declaration of Restrictive Covenants (DoRC). PHAs may request such HUD approval under the following laws: demolition and disposition (Section 18 of the 1937 Act and 24 CFR part 970); voluntary conversion (Section 22 of the 1937 Act and 24 CFR part 972); required conversion (Section 33 of the 1937 Act and 24 CFR part 972); homeownership (Section 33 of the 1937 Act and 24 CFR part 906); retentions under 2 CFR 200.311 (PIH Notice 2016-20 or subsequent notice); and eminent domain (PIH Notice 2012-8, or subsequent notice).

Note: This form requests general information only and PHAs are required to submit an additional addendum for the specific type of proposed removal. This form in addition to the applicable addendum are collectively known as the SAC application since these applications are processed by HUD’s Special Applications Center (SAC). HUD will use this information to review PHA requests, as well as to track removals for other record keeping requirements. Responses to this collection of information are statutory and regulatory to obtain a benefit. The information requested does not lend itself to confidentiality. PHAs are required to submit this information electronically to HUD through the Inventory Removals Submodule of the Inventory Management System/PIH Information Center (IMS/PIC) system (or a later electronic system prescribed by HUD). IMS/PIC will assign each SAC application a “DDA” number.

This form does not apply to proposed removals (conversions) under HUD’s Rental Assistance Demonstration (RAD) program; and the instructions for RAD application submissions via IMS/PIC is provided and governed by a separate OMB-approved HUD form.

Section 1: General Information	
1. Date of Application:	
2. Name of Public Housing Agency (PHA):	
3. PHA Identification Number:	
4. PHA Address:	
5. Contact Person Name at PHA:	
6. Contact Person Phone No.:	
7. Contact Person Email:	
8. Is the PHA operating under any remedial order, compliance agreement, final judgment, consent decree, settlement agreement or other court order or agreement, including but not limited to those related to a fair housing or other civil rights finding of noncompliance? <i>If yes, attach a narrative description of explaining how the proposed removal is consistent with such order, agreement or other document</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No
9. Name of Local HUD Field Office	
10. Name of Expeditor at Local HUD Field Office who assisted PHA with application	

Section 2: N/A

Section 3: PHA Plan, Board Resolution, Environmental Review and Local Government Consultation	
1. PHA Plan: Year of PHA Plan that includes the removal action and approval date:	Year: Approval Date:

Attach evidence that the removal action is included in the approved PHA Plan and approval date

2. Board Resolution that approves the removal action; and PHA's submission of removal application to HUD:

Board Resolution Number: **2129 & 2146**

Board Resolution Date: **2/25/2021 & 10/27/2022**

Attach a copy of signed PHA Board Resolution

3. Environmental Review: Check the box for the entity that conducted the Environmental Review (ER):	<input type="checkbox"/> HUD under 24 CFR part 50 <input type="checkbox"/> Responsible Entity (RE) under 24 CFR part 58 Name of RE: Douglas County Planning Department Date ER was conducted: 8/31/2021
<i>Attach a copy of HUD's approval of the Environmental Review (i.e. HUD-7015.16). See instructions.</i>	
4. Local Government Consultation: The PHA covers the following jurisdiction(s):	
5. Date(s) of letter(s) of support from (local) government officials:	
<i>Attach copies of all letters of support from local government officials, along with a narrative description of the PHA's consultation (if applicable): Attachments 3.5.a. through 3.5.g.</i>	

Section 4: Description of Existing Development				
1. Name of Development:				
2. Development Number:				
3. Date of Full Availability (DOFA):				
4. Number of Residential Buildings:				
5. Number of Non-Residential Buildings:				
6. Date Constructed:				
7. Is the Development Scattered Site? <input type="checkbox"/> Yes <input type="checkbox"/> No				
8. Number of Buildings (single family, duplexes, 3-plexes, 4-plexes, other):				
9. Number of Types of Structures (row houses, walk-up units, high-rise unit):				
10. Total Acres in Development:				
11. Existing Unit Distribution	General Occupancy	Elderly/Disabled Designated Units	Total Units Being Used for Non-Dwelling Purposes	Total Units in Development
0 – Bedroom				
1 – Bedroom				
2 – Bedrooms				
3 – Bedrooms				
4 - + Bedrooms				
Total				

Attach a description of the distribution of UFAS accessible units (bedroom size; unit type, e.g., mobility or sensory)

Section 5: Description of Proposed Removal						
1. Type of Removal Action(s) (e.g., Demolition, Disposition, Disposition to allow for Public Housing Mixed-Finance Modernization, Demolition and Disposition, DeMinimis Exception under Demolition, Voluntary Conversion, Required Conversion, Homeownership, Eminent Domain, Retention under 2 CFR part 200)						
2. Proposed Action by Unit Type (e.g. bedroom size)						
Existing Unit Distribution	General Occupancy	Elderly/Disabled Designated Units	UFAS Mobility Units	UFAS Sensory Units	Total Units Being Used for Non-Dwelling Purposes	Total Units in Development
0 – Bedroom						
1 – Bedroom						
2 – Bedrooms						
3 – Bedrooms						
4 - + Bedrooms						
Total						

3. Proposed Action by Building Type	Buildings to be Demolished Only	Buildings to be Disposed of Only
Residential Buildings		
Non-Residential Buildings		
Total Buildings		

If the removal action is for only a portion of property at a contiguous site, attach a site map

4. Total Acreage Proposed for Removal (if applicable)

- (a) Attach a description of the land (e.g. survey, copy of the legal description)
- (b) Attach a copy of the recorded Declaration of Trust (DOT)/Deed of Restrictive Covenant (DoRC)
- (c) If the removal action is for only a portion of property at a contiguous site, attach a site map.

5. Estimated Value of the Proposed Property \$

(a) Was an independent appraisal conducted to determine the estimated Fair Market Value? Yes No

(b) If yes, date of appraisal and name of appraiser: Date: **N/A** Name:

(c) If not, describe other form of valuation used:

Attach an executive summary of the appraisal or other form of valuation

6. Timetable

Activity	Estimated Number of Days After HUD Approval:
(a)Begin Relocation of Residents: N/A <input type="checkbox"/> -if vacant or for non-dwelling building	
(b)Complete Relocation of Residents: N/A <input type="checkbox"/> -if vacant or for non-dwelling building	
(c) Execute Contract for Removal	
(d) Removal of the property	

Section 6: Relocation

1. Number of Units Proposed for Removal that are Occupied as of the Submission Date of this SAC application:
(Note: These numbers are not editable and automatically populated when application is submitted)

2. Number of individual residents that the PHA estimates will be displaced by this removal action:

Attach a summary of the number of individual residents estimated to be displaced by race and national origin and a summary of households estimated to be displaced by who have a member who is a person with a disability

3. Who will provide relocation counseling and advisory services to residents? PHA staff Another Entity contracted by the PHA Describe:

Attach a description of the relocation counseling and advisory services that the will be provided to residents who will be displaced by this action

4. What is the estimated costs of relocation and moving expenses (including advisory services)? \$

5. What is the anticipated source of funds for relocation and moving expenses (including advisory services)? Capital Funds Operating Funds Funding Source Year: **2024** Non-1937 Act Funds (describe:)

6. What comparable housing resources does the PHA expect to offer to displaced residents?
 Public Housing. If checked, number:
 Section 8 HCV (existing resources. If checked, number:
 Section 8 HCV (new award of TPVs) (see question #7). If checked, number: **107**
 PBV Unit. If checked, number:
 Other (attach description). If checked, number:

Attach a summary of the comparable housing resources that the PHA expects to offer to be displaced residents.

<p>7. Tenant Protection Vouchers (TPVs): If the PHA is eligible to receive TPVs in connection with the proposed removal action, how many TPVs is the PHA requesting?</p>	<p><input type="checkbox"/> Yes - Replacement TPVs. If checked, number: 107</p> <p><input type="checkbox"/> Yes - Relocation TPVs. If checked, number:</p> <p><input type="checkbox"/> No TPVs will be requested</p>
<p><i>Attach a brief explanation supporting the TPV request. See PIH Notice 2017-10 and PIH Notice 2018-04 (or any successor notices). If the PHA is a public housing only-PHA, the PHA must partner with a PHA that administers an HCV program.</i></p>	

<p>Section 7: Resident Consultation</p>	
<p>1. Will any residents be displaced or otherwise affected by the proposed removal action? If yes, date(s) PHA consulted with residents?</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No Date(s): 9/15/2020; 5/09/2022; June 2022</p>
<p><i>Attach a narrative description of consultation process, along with supporting documentation (e.g., agenda, meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)</i></p>	
<p>2. Is there a Resident Council (at affected development)? If yes, name of Resident Council and dates PHA consulted it:</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No Name: _____ Date(s): _____ <input type="checkbox"/> N/A to removal action</p>
<p><i>Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)</i></p>	
<p>3. Is there a Resident Council (PHA-wide jurisdiction)? If yes, name of Resident Council and dates PHA consulted it:</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No Name: _____ Date(s): _____ <input type="checkbox"/> N/A to removal action</p>
<p><i>Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)</i></p>	
<p>4. Date(s) PHA consulted with the Resident Advisory Board (RAB) (as defined in 24 CFR 903.13): Attachment 7.4.a.</p>	<p>Name of RAB: Resident Advisory Board Date(s): _____ <input type="checkbox"/> N/A to removal action</p>
<p><i>Attach a narrative description of consultation process, along with supporting documentation e.g. meeting notices; sign-in sheets; meeting minutes, print-out of written or email consultation)</i></p>	
<p>5. Did the PHA receive any written comments from residents or resident groups/organizations during the consultation process?</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p><i>If yes, attach comments received, along with an evaluation by the PHA</i></p>	

Section 8: N/A

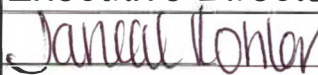
<p>Section 9: PHA Certification of Compliance</p>
<p><i>Acting on behalf of the Board of Commissioners of the PHA, as its Chairman, Executive Director, or other authorized PHA official, I approve the submission of this SAC Application known as DDA # _____ for removing public housing property from public housing use restriction, of which this document is a part, and make the following certifications, agreements with, and assurances to the Department of Housing and Urban Development (HUD) in connection with the submission of this SAC application and the implementation thereof:</i></p>
<ol style="list-style-type: none"> All information contained in this SAC application (including all supporting documentation, attachments and required form HUD-52860 addendums) is true and correct as of today's date. Resident demographic data in the IMS/PIC system is updated and current as of the date of the submission of this SAC application. The PHA will comply with all applicable fair housing and other civil rights requirements, including but not limited to HUD's general non-discrimination and equal opportunity requirements listed at 24 CFR 5.105(a), as well as the duty to affirmatively further fair housing (AFFH) related to this SAC application. AFFH includes ensuring that the proposed inventory removal development is not in conflict with fair housing goals and strategies in my agency's PHA or MTW Plan, and is consistent with my agency's obligation to AFFH, certification and supporting activities. The PHA conducted the submission requirements of this SAC application (including removal justification; resident consultation, etc.) in conformity with Title

VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act of 1990, state or local accessibility requirements, and other applicable civil rights laws. If HUD approves this SAC application, the PHA will carry out and implement this removal action (including relocation, if applicable), in conformity with all applicable civil rights requirements. The requirements for AFFH can be found at 24 CFR §§ 5.150-5.152, 5.154, 5.156, 5.158, 5.160, 5.162, 5.164, 5.166, 5.168, and 5.169-5.180.

4. The removal action proposed in this SAC application does not violate any remedial civil rights order or agreements, conciliation agreements, voluntary compliance agreements, final judgments, consent decrees, settlement agreements or other court orders or agreements to which the PHA is a party. If the PHA is operating under such a document, it must indicate this by uploading a document to the SAC application that provides a citation to the document and explains how the proposed demolition or disposition is consistent with such document.
5. If the PHA is a non-qualified PHA under the Housing and Economic Recovery Act of 2008 (HERA), it has complied with the PHA Plan requirements regarding the proposed removal action at 24 CFR part 903 and the applicable statutory removal authority. For instance, if the removal action is a demolition or disposition, the PHA must describe the demolition or disposition in its PHA Plan or in a Significant Amendment to that PHA Plan and that description must be substantially identical to the description in the SAC application. If the PHA is a qualified PHA, the PHA certifies that it has discussed the removal action at a public hearing.
6. The PHA has conducted all applicable resident consultation and will conduct all relocation activities associated with this SAC application in a manner that is effective for persons with hearing, visual, and other communication-related disabilities consistent with Section 504 of the Rehabilitation Act of 1973 (24 CFR 8.6) and with 49 CFR 24.5, and as applicable, the Americans with Disabilities Act of 1990. The PHA will take reasonable steps to ensure meaningful access to their programs and activities for persons who have limited ability to read, speak, or understand English – i.e., individuals who have limited English proficiency (LEP).
7. The PHA will comply with all applicable Federal statutory and regulatory requirements and other HUD requirements, including applicable PIH Notices, in carrying out the implementation this SAC application, as approved by HUD. The PHA specifically certifies that the property proposed for removal in this SAC application is in compliance with Declaration of Trust (DOT) or Declaration of Restrictive Covenants (DoRC) requirements.
8. The PHA will comply with the terms and conditions of any HUD approval that HUD may issue for this SAC application, including requirements applicable to future use, record-keeping and reporting; and will specifically retain records of the SAC application and its implementing actions of HUD’s approval of this SAC application for a period of not less than 3 years following the last required action of HUD’s approval. The PHA further certifies that it will make such records available for inspection by HUD, the General Accountability Office and the HUD Office of Inspector General. If the PHA wants to make any material changes from what it described in its SAC application and/or HUD’s approval of the SAC application, it will request HUD approval for such changes, in accordance with applicable HUD guidance.
9. The PHA will not take any action to remove or otherwise operate the property proposed for removal outside of public housing requirements until it receives written approval of this SAC application from HUD.
10. If any units proposed for removal by this SAC application are subject to an Energy Performance Contracting (EPC), the PHA agrees to comply with additional instructions provided by HUD regarding the EPC and will not take any steps to implement this SAC application (if approved by HUD), without receiving confirmation from HUD that all applicable EPC requirements are satisfied.
11. If any units proposed for removal by this SAC application are subject to a Capital Fund Financing Plan (CFFP) or other Section 30 debt, the PHA agrees to comply with additional instructions provided by HUD regarding the CFFP or other Section 30 and will not take any steps to implement this application (if approved by HUD), without receiving confirmation from HUD that all applicable CFFP or other Section 30 requirements are satisfied.
12. If the PHA is in the process of removing all of its public housing units from its ACC low-rent inventory through this or other SAC applications and/or other pending removal actions, including the Rental Assistance Demonstration (RAD) program, the PHA agrees to comply with additional instructions provided by HUD regarding the close-out of its public housing portfolio.

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 Authorized Official	Janeal Kohler
Official Title:	Executive Director
Signature:	
Date:	2/21/2024

Form HUD-52860 Instructions

Refer to SAC website at www.hud.gov/sac for more information

This form request general information from PHAs about proposed removal actions under the following laws: demolition and disposition (Section 18 of the 1937 Act and 24 CFR part 970); voluntary conversion (Section 22 of the 1937 Act and 24 CFR part 972); required conversion (Section 33 of the 1937 Act and 24 CFR part 972); homeownership (Section 32 of the 1937 Act and 24 CFR part 906); retentions (PIH Notice 2016-20 and 2 CFR 200.311); and eminent domain (PIH Notice 2012-8, or replacement notice). This form is the first part of a SAC application that must be submitted via the fields in the Inventory Removal Submodule of IMS/PIC (or replacement system).

PHAs must complete the sections of this form where there is no field in the IMS/PIC SAC application for the requested information. PHAs must then upload this form and other supporting documentation requested by this form to the IMS/PIC SAC application. PHAs must label that supporting documentation by section number of this form and/or by name (e.g. Resident Consultation). PHAs must complete and submit applicable addendums as indicated below as part of a SAC application. PHAs must refer to the applicable regulations, PIH notices and other program guidance noted above for detailed requirements on the submissions required for the specific removal action proposed in the SAC application at SAC web site.

Proposed Removal Action	Additional HUD Form Required
Section 18 Disposition and/or Demolition	HUD-52860-A
Section 18 Demolition Rehab Needs and Cost-Test	HUD-52860-B
Section 32 Homeownership	HUD-52860-C
Section 33 Required Conversion	HUD-52860-D
Section 22 Voluntary Conversion	HUD-52860-E
Eminent Domain	HUD-52860-F
Part 200 Retention	HUD-52860-G

NOTE: The removal of public housing units from the PHA’s inventory through these actions will impact (decrease) the PHA’s Operating and Capital Fund subsidy from HUD. See 24 CFR 990.190 and PIH Notice 2017-22 (or successor notice) for impacts on Operating Fund. Capital Funds for units will terminate at the time the units are removed from ACC via IMS/PIC. However, PHAs may be eligible for Demolition Disposition Transition Funding (DDTF) pursuant to 24 CFR 905.400(j).

Section 1: General Information

Some fields will automatically populate from IMS/PIC. If not, complete all fields.

Section 2: N/A

Section 3: PHA Plan, PHA Board Resolution, Environmental Review and Local Government Consultation

Refer to the regulation, PIH Notice or other HUD guidance document for guidance on these requirements for the specific removal action proposed, but generally the following apply:

PHA Plan: PHAs must include the removal action in their approved PHA plan for all SAC applications.

Board Resolution: PHAs must obtain a board resolution approving the removal action for all SAC applications. For demolitions and dispositions proposed under 24 CFR part 970, the board resolution must be dated after the date of resident and local government consultation.

Environmental Clearance: HUD will not process or approve a SAC application without evidence that the proposed removal action has received Environmental Clearance. This evidence will generally be a copy of a HUD signed Authority to Use Grant Funds (HUD-7015.16 form or subsequent form) for the proposed removal action (including future use, if known) to evidence an environmental review acceptable to HUD was completed under 24 CFR part 58. In some instances, evidence of Environmental Clearance may be a letter from the Responsibly Entity stating the activity was exempt or categorically excluded under 24 CFR part 58. The only exception to obtaining Environmental Clearance under 24 CFR part 58 is if HUD, in its sole discretion, decides to complete the environmental review itself under 24 CFR part 50. In this case, the applicable local HUD Office of Public Housing must have actually completed the environmental review and determined the action has Environmental Clearance before HUD will process or approve a SAC application.

Local Government Consultation: PHAs must consult with their local government officials and obtain a letter of support for all SAC applications (except for eminent domain and homeownership). For demolitions and dispositions proposed under 24 CFR part 970, PHAs must include a narrative description of its consultation with local government officials.

Sections 4-9 must be completed and submitted separately for each Development covered by this Application

Section 4: Description of Existing Development(s)

Most information should automatically populate from IMS/PIC information, except for Section 4, Line item 10 (Total Acres of the Development) which the PHA must complete. If line 10 is not completed or less than proposed for disposition under Section 5, PHA will not be able to fill in Section 5, line 4. The development number should be the HUD development number. All development numbers are at least 8 characters long (and may be up to 11 characters for AMP developments).

Section 5: Description of Proposed Removal

Unlike section 4, this information will not automatically populate. PHAs must complete the fields of this form where there is no field in the IMS/PIC SAC application for the requested information (i.e. UFAS information).

Removal Action Type: PHAs must select removal action type as the first step to creating the electronic SAC application in IMS/PIC.
Property description (Unit, Building, Acreage): PHAs identify the property by development number(s) and buildings by their IMS/PIC building PHAs provide the total acreage (refer to instructions for Section 4, line 10) and physical address of the property proposed for removal. If the removal action includes land (i.e., not just buildings), PHAs should attach a description of the land (e.g. survey, copy of the legal description), along with a copy of the DOT/DoRC that is recorded against the property, if available. If the proposed removal action (including demolition) is for only a portion of the property at a contiguous site, PHAs must attach a site map.

Estimated Value of Property: Attach an independent appraiser’s appraisal summary or other valuation method.

Timetable: PHAs indicates the number of days after HUD approval of a SAC application that they estimate they will complete these activities.

Section 6: Relocation

PHAs complete this section for all proposed removal action where relocation will be required. PHAs may be required to complete additional relocation information in the applicable addendums (e.g. right of first refusal for homeownership applications; evidence of compliance with all applicable federal, state, and local laws for eminent domain actions).

For question #3, the summary of the type of counseling and advisory services should include a description of how the services will promote fair housing, including but not limited to how they will assist residents in obtaining housing in opportunity areas.

For question #6, the relocation summary should provide sufficient detail about the comparable housing that the PHA will offer to the displaced residents (i.e. based on available resources and resident preferences) Indicate how the PHA will identify and offer comparable housing to (a) displaced residents who have a family member who is a person with a disability; and (b) displaced residents who are not eligible for Section 8 HCV assistance (e.g. because they are over-income).

Note that a PHA’s eligibility to receive TPVs is based on statutory Appropriations laws, and other HUD guidance, including but not limited to PIH Notice 2017-10 and PIH Notice 2018-04 (or any successor or replacement notices).

If the PHA is a public housing only-PHA and will partnering with a PHA that administers an HCV program for the TPVs, the partnering PHA must have jurisdictional authority and administrative capacity to administer the TPVs. PHAs should contact their local HUD Office of Public Housing for more information.

Section 7: Resident Consultation

Refer to the regulation, PIH Notice or other HUD guidance document for guidance on resident consultation for the specific removal action proposed.

Section 8: N/A

Section 9: PHA Certification of Compliance

The Executive Director, Board Chairperson, or other authorized agent of the PHA, should complete, sign and date the Certification and submit it (as a scanned PDF file) as part of its submission of the SAC application.

De Minimis Demolition

PHAs do not need HUD approval to demolish units under Section 18 de minimis authority. PHAs do need to submit information to HUD described at 970.7(a)(1), (2), (12), (13), and (15), which includes PHA plan, description of the property, board resolution, and environmental requirements. Thus, for purposes of de minimis demolitions, PHAs are submitting information and not a SAC application through this form.

3.1.a HADCO PHA Annual Plan FY2023

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
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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>04/2023</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>943</u> Total Combined <u>1098</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" data-bbox="162 1564 1451 1890"> <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:																	
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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 | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Statement of Housing Needs and Strategy for Addressing Housing Needs. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Financial Resources. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Rent Determination. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Homeownership Programs. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Safety and Crime Prevention. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Pet Policy. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Substantial Deviation. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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 | |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Hope VI or Choice Neighborhoods. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Mixed Finance Modernization or Development. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Demolition and/or Disposition. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Conversion of Public Housing to Tenant Based Assistance. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Project Based Vouchers. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Units with Approved Vacancies for Modernization. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | 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 on or before November 15, 2022. 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. Application for Mainstream Vouchers submitted in October 2020.

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. 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. 2021-2025 Approved on 11-30-2021</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. <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. PIAs 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><i>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.</i></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><i>Form 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.</i></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. 55% of renters and 20% of homeowners spend over 30% of their income for 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/tnfph#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(e), 24 CFR §903.19)

C.2 Certification by State or 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 Plans 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 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman 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 for the PHA fiscal year beginning 4/2023, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) 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.
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 to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
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 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.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes 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 2010-25);
 - 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;
 - 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 part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. 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.
10. 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.
11. 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.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. 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.
14. 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.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. 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.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. 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.
19. 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 2023

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 Authorized Official	Title
Jeff Cooley	Board Chair
Signature	Date 01/12/2022

Annual PHA Plan

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

Response to Office of Fair Housing and Equal Opportunity for 2023-2027.

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.

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

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.

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.

3.1.b. OR003 Douglas FY23 PHA Plan Approval Letter



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Portland Office; Northwest/Alaska Area
1220 SW Third Avenue, Suite 400
Portland, Oregon 97204-2825

OFFICE OF PUBLIC HOUSING

January 5, 2024

Janeal Kohler, Executive Director
Housing Authority of Douglas County
902 West Stanton Street
Roseburg, OR 97470

Dear Ms. Kohler:

The Portland Field Office (FO) received the Housing Authority of Douglas County's Annual PHA Plan (Plan) on October 23, 2023. We are pleased to inform you that your Plan submission for the HA Fiscal Year beginning April 1, 2023, is approved. The approval does not constitute an endorsement of the strategies and policies outlined in the Plan. In providing assistance to families under programs covered by the Plan, your HA will comply with the rules, standards, and policies established in its approved Plan, as provided in 24 CFR Part 903 and other applicable regulations. Your approved Plan and all required attachments and documents must be made available for review and inspection at the HA's principal office during normal business hours, or otherwise made available, if the office is currently closed to the public.

Please remember that by signing the "PHA Certifications of Compliance with PHA Plans and Related Regulations", you are certifying to affirmatively further fair housing. This mandates that your Agency will (1) examine your programs; (2) identify any impediments to fair housing choice within those programs; (3) address those impediments in a reasonable fashion in view of available resources, and (4) maintain records reflecting any actions taken to affirmatively further fair housing. If you have any questions or concerns, please contact Billy Young at 971 222-2602, or via email billy.c.young@hud.gov.

Sincerely,

Dan Esterling, Director
Office of Public Housing



3.2.a - PHA Plan and Board Resolutions

The SVC action plan was first added to the PHA's annual plan for the 2021 fiscal year. The HADCO Board of Commissioners approved adding this action to the PHA plan on February 25, 2021, Board Resolution #2129 (attached).

After the initial SVC application was returned for revisions, the SVC action plan was revised for the PHA's 2022 fiscal year plan. The HADCO Board of Commissioners approved the updated SVC plan on October 27, 2022, Board Resolution #2146 (attached with a working copy of the PHA FY2022 annual plan).

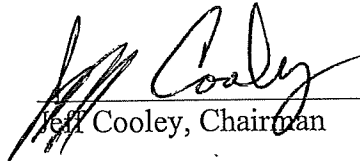
The updated SVC conversion application was not submitted in calendar year 2023. It remains on the PHA annual plan for FY2023. The FY2023 annual plan was approved by HUD on January 5, 2024. A copy of the PHA Annual Plan Fy2023 and the corresponding HUD approval letter are also attached.

RESOLUTION 2129

WHEREAS, Federal Regulation mandates the board approve all policy changes to the HADCO programs;

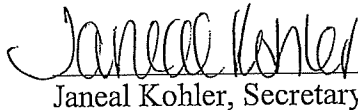
WHEREAS, HUD has provided a voluntary streamlined conversion opportunity for Housing Authorities to convert the Low Rent Public Housing Program to the Section 8 Voucher Program.

NOW THEREFORE BE IT RESOLVED the Housing Authority of Douglas County, Oregon authorizes and approves the Executive Director, Janeal Kohler, to submit to HUD an application for Voluntary Streamlined Conversion to convert the Low Rent Public Housing Program to Section 8..



Jeff Cooley, Chairman

2-25-2021
Date



Janeal Kohler, Secretary

2-25-2021
Date

RESOLUTION 2146

WHEREAS, Federal Regulation mandates the board approve the Annual Plan, following a 45-day comment period and Public Hearing;

NOW THEREFORE BE IT RESOLVED that the Housing Authority of Douglas County, Oregon authorizes and approves the amended 2022 Annual Plan regarding the conversion of Public Housing to Section 8.



Jeff Cooley, Chairman

10/27/2022
Date



Janeal Kohler, Secretary

10/27/22
Date

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
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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>04/2022</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>943</u> Total Combined <u>1098</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. 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" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 15%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 25%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 15%;">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:																	
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		PH	HCV																								
Lead PHA:																											

B.	Plan Elements
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element below:</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office Review.</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(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.</p> <p style="padding-left: 40px;">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.</p> <p style="padding-left: 40px;">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</p>

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

~~HADCO intends to submit an application to SAC (HUD) in January 2021 to convert all Public Housing units throughout Douglas County to the Section 8 Voucher Program. The application was submitted September 27, 2021.~~

HADCO intends to resubmit their HUD application for converting the Low Rent Public Housing Program to Section 8 vouchers on or before November 15, 2022. 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. Application for Mainstream Vouchers submitted in October 2020.

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. 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>
<p>B.4.</p>	<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. 2021-2025 Approved on 11-30-2021</p>
<p>B.5</p>	<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>
<p>C. Other Document and/or Certification Requirements.</p>	
<p>C.1</p>	<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>
<p>C.2</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <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>
<p>C.3</p>	<p>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form 50077-ST-HCV-HP, <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).

Affirmatively Furthering Fair Housing.

D.1

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. 55% of renters and 20% of homeowners spend over 30% of their income for 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)(c))

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 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.

3.3.a. Environmental Review: CE



U.S. Department of Housing and Urban
Development
451 Seventh Street, SW
Washington, DC 20410
www.hud.gov
espanol.hud.gov

Environmental Review for Activity/Project that is Exempt or Categorically Excluded Not Subject to Section 58.5 Pursuant to 24 CFR Part 58.34(a) and 58.35(b)

Project Information

Project Name: Voluntary Conversion of Low Rent Public Housing funding to Section 8 funding.

Responsible Entity: Douglas County Planning Department

Grant Recipient (if different than Responsible Entity): Housing Authority of Douglas County, OR

State/Local Identifier: OR003

Preparer:

Certifying Officer Name and Title: Joshua Shaklee, Director

Consultant (if applicable):

Project Location: Douglas County- Reedsport, Yoncalla, Oakland, Roseburg, Winston, Riddle

Description of the Proposed Project [24 CFR 58.32; 40 CFR 1508.25]:

Covert the Housing Authority of Douglas County, OR (HADCO) Low Rent Public Housing Program funding to Section 8 funding. The conversion of the funding is exempt from an ER however HADCO understands should any further rehabilitation or modification to the dwelling units be needed in the future an ER will need completed.

Level of Environmental Review Determination:

- Activity/Project is Exempt per 24 CFR 58.34(a): _____
- Activity/Project is Categorically Excluded Not Subject To §58.5 per 24 CFR 58.35(b):
Tenant-based rental assistance

Project Name

Project Locality and State

HEROS Number

Funding Information

Grant Number	HUD Program	Funding Amount
14.850	Low Rent Public Housing Program	\$601,663.00
14.872	Public Housing Capital Fund Program	\$437,015.00

Estimated Total HUD Funded Amount: \$1,038,678

This project anticipates the use of funds or assistance from another Federal agency in addition to HUD in the form of (if applicable):

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$0.00

Compliance with 24 CFR §50.4 and §58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR 50.4 and 58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR §58.6		
Airport Runway Clear Zones and Accident Potential Zones 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	

Project Name

Project Locality and State

HEROS Number

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

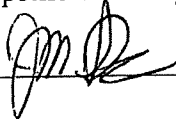
Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure

Preparer Signature: Yusef Hamud Date: 8/31/21

Name/Title/Organization: Senior Planner

Responsible Entity Agency Official Signature:

 Date: 8/31/21

Name/Title: Joshua Shaklee, Director, Douglas County Planning Department

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).



3.5.a - Local Government Consultations

The local governments listed below, each representing an area with HADCO public housing properties, were contacted by the Executive Director, and provided two power point presentations. The first was from HUD explaining the PH conversion option and a second from HADCO explaining why we were asking them to support our application. All listed government bodies were supportive of our intention to convert our Low Rent Public Housing and provided letters of support.

Douglas County, Oregon, 2/26/2021

Letter of support from the Douglas County Board of Commissioners

City of Winston, Oregon, 2/26/2021

Letter of support from the City Manager of Winston, Oregon

City of Riddle, Oregon, 2/26/2021

Letter of support from the Mayor of Riddle, Oregon

City of Oakland, Oregon, 3/02/2021

Letter of support from the Mayors of Oakland, Oregon

City of Yoncalla, Oregon, 9/14/2023

Letter of support from the City Administrator of Yoncalla, Oregon.

City of Roseburg, Oregon, 5/24/2021

Letter of support from the Community Development Director of Roseburg, Oregon.

3.5.b. Letter of Support, Douglas County, Oregon



**DOUGLAS COUNTY
BOARD OF COMMISSIONERS**

CHRIS BOICE TIM FREEMAN TOM KRESS

1036 SE Douglas Ave., Room 217 → Roseburg, Oregon 97470

February 26, 2021

U.S. Department of Housing and Urban Development
451 7th Street S.W.
Washington, DC 20410

RE: The Housing Authority of Douglas County, Oregon Application to convert Low Rent Public Housing to Section 8

The Douglas County Commissioners support the Housing Authority of Douglas County, Oregon (OR003) in their application to the U.S. Department of Housing and Urban Development to convert their funding for affordable housing in Roseburg, Riddle, Winston, Yoncalla, Reedsport and Oakland from the federally subsidized housing program "Low Rent Public Housing Program" to the federally subsidized "Section 8 Voucher Program".

The Douglas County Commissioners understand the conversion provides more flexibility for Housing Authorities to better meet the needs of their communities while preserving low income housing.

Thank you for your consideration.

Sincerely,

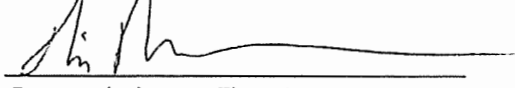
DOUGLAS COUNTY BOARD OF COMMISSIONERS



Commissioner Tom Kress, Chair



Commissioner Chris Boice



Commissioner Tim Freeman

3.5.c. Letter of Support, City of Winston



201 NW Douglas Blvd • Winston, OR 97496 • 541.679.6739 • Fax 541.679.0794

MAR - 1 2021

Mail

February 26, 2021

RE: The Housing Authority of Douglas County, Oregon Application to Convert Public Housing to Section 8

The City of Winston supports the Housing Authority of Douglas County, Oregon (OR003) in their application to the U.S. Department of Housing and Urban Development to convert their funding for affordable housing in Winston from the federally subsidized housing program "Low Rent Public Housing Program" to the federally subsidized "Section 8 Voucher Program".

The City of Winston understands the conversion provides more flexibility for Housing Authorities to better meet the needs of their communities while preserving low income housing.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink that reads "Mark D. Bauer".

Mark D. Bauer, City Manager

3.5.d. Letter of Support, City of Riddle

- *City of Riddle* -

(541) 874-2571 P.O. Box 143 * Riddle, Oregon 97469 Fax (541) 874-2625 E-mail: coriddle@frontiernet.net

City
Government

Public
Works

February 26, 2021

Water
Quality

RE: The Housing Authority of Douglas County, Oregon Application to Convert Public Housing to Section 8

Wastewater
Treatment

To Whom It May Concern:

Water
Treatment

The City of Riddle supports the Housing Authority of Douglas County, Oregon (OR003) in their application to the U.S. Department of Housing and Urban Development to convert their funding for affordable housing in Riddle from the federally subsidized housing program "Low Rent Public Housing Program" to the federally subsidized "Section 8 Voucher Program". The City of Riddle understands the conversion provides more flexibility for Housing Authorities to better meet the needs of their communities while preserving low income housing.

Parks and
Recreation

Public
Education

Thank you for your consideration.

Sincerely,



William G. Duckett, Mayor
City of Riddle
coriddle@frontiernet.net
541-874-2571

3.5.e. Letter of Support, City of Oakland



FOUNDED 1852

INCORPORATED 1878

637 NE Locust • Oakland, Oregon 97462 • 541-459-4531 • Fax: 541-459-4472 • cityrecorder@oaklandoregon.org

March 2, 2021

The Housing Authority of Douglas County, Oregon
Attn. Janeal Kohler, Executive Director
1000 W. Stanton Street
Roseburg, OR 97471

RE: The Housing Authority of Douglas County, Oregon Application to Convert Public Housing to Section 8

The City of Oakland supports the Housing Authority of Douglas County, Oregon (OR003) in their application to the U.S. Department of Housing and Urban Development to convert their funding for affordable housing in Oakland from the federally subsidized housing program "Low Rent Public Housing Program" to the federally subsidized "Section 8 Voucher Program".

The City of Oakland understands the conversion provides more flexibility for Housing Authorities to better meet the needs of their communities while preserving low-income housing.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas Hasvold". The signature is fluid and cursive, written over a horizontal line.

Thomas Hasvold
Mayor

CITY OF YONCALLA

9/14/2023

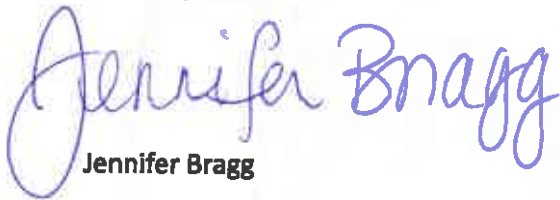
RE: The Housing Authority of Douglas County, Oregon Application to Convert Public Housing to Section 8

The City of Yoncalla support the Housing Authority of Douglas County, Oregon (OR003) in their application to the U.S. Department of Housing and Urban Development to convert their funding for affordable housing in Yoncalla from the federally subsidized housing program "Low Rent Public Housing Program" to the federally subsidized "Section 8 Voucher Program".

The City of Yoncalla understands the conversion provides more flexibility for Housing Authorities to better meet the needs of their communities while preserving low-income housing.

Thank you for your consideration.

Sincerely,



Jennifer Bragg

City Administrator

City of Roseburg

900 S.E. Douglas Avenue Roseburg, Oregon 97470 | www.cityofroseburg.org | Phone (541) 492-6700

May 24, 2021

RE: The Housing Authority of Douglas County, Oregon Application to Convert Public Housing to Section 8.

To Whom It May Concern:

The City of Roseburg supports the Housing Authority of Douglas County (HADCO), Oregon (OR003) in their application to the U.S. Department of Housing and Urban Development to convert their funding for affordable housing in Roseburg from the federally subsidized housing program "Low Rent Public Housing Program" to the federally subsidized "Section 8 Voucher Program".

The City of Roseburg understands the conversion provides more flexibility for Housing Authorities to better meet the needs of their communities while preserving low-income housing. The low-income housing HADCO provides to our community is vital. The City has had recent conversations with HADCO staff to discuss how the City may assist their organization as they move forward with continued improvements to their Roseburg property. Our hope is that by providing the property with a zoning designation that provides greater density options HADCO will be able to maximize the development potential of their property as they move into the future. We recognize that the conversion from Public Housing to Section 8 is a necessary step in that process and whole-heartedly support their application.

Thank you for your consideration.

Sincerely,



Stuart Cowie
Community Development Director



4.4.a - Overview of Residential Buildings

The Housing Authority of Douglas County has 107 public housing units, 54 buildings, in its AMP1 inventory. 102 of the 107 public housing units are in duplex buildings with one to four bedrooms in each unit. One public housing building is a triplex, and we have two single-family houses, each with four bedrooms. Two of the duplex buildings, both located in Roseburg, Oregon, are two-story. All other buildings are single-story.

HADCO PH units are scattered throughout Douglas County, Oregon, as follows:

- 4 duplex buildings in Oakland, Oregon, built in 1953.
- 4 duplex buildings in Riddle, Oregon, built in 1952.
- 30 duplex buildings in Roseburg, Oregon, built between 1953 and 1965.
- 7 duplexes and 2 single-family buildings in Winston, Oregon, built in 1963.
- 6 duplexes and one tri-plex building in Yoncalla, Oregon, built in 1972.

HADCO PH units have a mix of sizes, from one bedroom to four bedrooms, as follows:

- 1-bedroom units: 25
- 2-bedroom units: 46
- 3-bedroom units: 30
- 4-bedroom units: 6

HADCO has six designated ADA/UFAS public housing units.



4.5.a - Non-Residential Buildings and Vacant Lots

Non-Dwelling Buildings

	Street #	Street Name	City	Building Type
1	902	Stanton St.	Roseburg	Former Admin Building
2	971	Stanton St.	Roseburg	Maintenance Shop
3	990	Stanton St.	Roseburg	Community Center
4	1000	Stanton St.	Roseburg	New Administrative Building

Vacant Lots

(None.)

4.11.a. AMP1 Description of Units, UFAS Units

Unit #	Building #	Address 1	City	Bedrooms	Stories	UFAS	Building Type
30130	02	959 Stanton Street	Roseburg	4	2	No	Duplex
30129	02	961 Stanton Street	Roseburg	4	2	No	Duplex
30132	03	949 Stanton Street	Roseburg	2	1	No	Duplex
30131	03	951 Stanton Street	Roseburg	2	1	No	Duplex
30134	04	939 Stanton Street	Roseburg	2	1	No	Duplex
30133	04	941 Stanton Street	Roseburg	2	1	No	Duplex
30136	05	929 Stanton Street	Roseburg	2	1	No	Duplex
30135	05	931 Stanton Street	Roseburg	2	1	No	Duplex
30138	06	919 Stanton Street	Roseburg	2	1	No	Duplex
30137	06	921 Stanton Street	Roseburg	2	1	No	Duplex
30140	07	909 Stanton Street	Roseburg	2	1	No	Duplex
30139	07	911 Stanton Street	Roseburg	2	1	No	Duplex
30101	09	1904 Bertha Avenue	Roseburg	1	1	No	Duplex
30102	09	1912 Bertha Avenue	Roseburg	1	1	No	Duplex
30103	10	1914 Bertha Avenue	Roseburg	2	1	No	Duplex
30104	10	1922 Bertha Avenue	Roseburg	2	1	No	Duplex
30105	11	1924 Bertha Avenue	Roseburg	1	1	No	Duplex
30106	11	1932 Bertha Avenue	Roseburg	1	1	No	Duplex
30107	12	1934 Bertha Avenue	Roseburg	2	1	No	Duplex
30108	12	1942 Bertha Avenue	Roseburg	2	1	No	Duplex
30109	13	1944 Bertha Avenue	Roseburg	4	2	No	Duplex
30110	13	1952 Bertha Avenue	Roseburg	4	2	No	Duplex
30111	14	906 Elaine Drive	Roseburg	2	1	No	Duplex
30112	14	908 Elaine Drive	Roseburg	2	1	No	Duplex
30113	15	916 Elaine Drive	Roseburg	1	1	Mobility	Duplex
30114	15	918 Elaine Drive	Roseburg	1	1	Mobility	Duplex
30115	16	926 Elaine Drive	Roseburg	2	1	No	Duplex
30116	16	928 Elaine Drive	Roseburg	2	1	No	Duplex
30117	17	936 Elaine Drive	Roseburg	1	1	No	Duplex
30118	17	938 Elaine Drive	Roseburg	1	1	No	Duplex
30119	18	946 Elaine Drive	Roseburg	2	1	No	Duplex
30120	18	948 Elaine Drive	Roseburg	2	1	No	Duplex
30121	19	956 Elaine Drive	Roseburg	2	1	No	Duplex
30122	19	958 Elaine Drive	Roseburg	2	1	No	Duplex
30123	20	966 Elaine Drive	Roseburg	1	1	No	Duplex
30124	20	968 Elaine Drive	Roseburg	1	1	No	Duplex
30125	21	976 Elaine Drive	Roseburg	2	1	No	Duplex
30126	21	978 Elaine Drive	Roseburg	2	1	No	Duplex
30127	22	986 Elaine Drive	Roseburg	3	1	No	Duplex
30128	22	988 Stanton Street	Roseburg	3	1	No	Duplex
30142	24	1923 Bertha Avenue	Roseburg	3	1	No	Duplex
30141	24	910 Stanton Street	Roseburg	3	1	No	Duplex
30143	25	1933 Bertha Avenue	Roseburg	3	1	No	Duplex
30144	25	907 Elaine Drive	Roseburg	3	1	No	Duplex
30150	26	917 Elaine Drive	Roseburg	2	1	No	Duplex
30149	26	919 Elaine Drive	Roseburg	2	1	No	Duplex
30147	27	914 Stanton Street	Roseburg	1	1	No	Duplex
30148	27	915 Elaine Drive	Roseburg	1	1	No	Duplex
30146	28	920 Stanton Street	Roseburg	2	1	Mobility	Duplex
30145	28	922 Stanton Street	Roseburg	2	1	No	Duplex

30152	29	930 Stanton Street	Roseburg	2	1	No	Duplex
30151	29	932 Stanton Street	Roseburg	2	1	No	Duplex
30153	30	924 Stanton Street	Roseburg	1	1	No	Duplex
30154	30	925 Elaine Drive	Roseburg	1	1	No	Duplex
30156	31	927 Elaine Drive	Roseburg	2	1	No	Duplex
30155	31	929 Elaine Drive	Roseburg	2	1	No	Duplex
30160	32	937 Elaine Drive	Roseburg	3	1	No	Duplex
30159	32	957 Elaine Drive	Roseburg	3	1	No	Duplex
30157	33	940 Stanton Street	Roseburg	3	1	No	Duplex
30158	33	977 Elaine Drive	Roseburg	3	1	No	Duplex
304101	401	1029 Oak Street	Oakland	3	1	No	Duplex
304102	401	1033 Oak Street	Oakland	3	1	No	Duplex
304103	402	1037 Oak Street	Oakland	3	1	No	Duplex
304104	402	1101 Oak Street	Oakland	3	1	No	Duplex
304107	403	1039 Oak Street	Oakland	2	1	No	Duplex
304108	403	1103 Oak Street	Oakland	2	1	No	Duplex
304105	404	1031 Oak Street	Oakland	2	1	No	Duplex
304106	404	1035 Oak Street	Oakland	2	1	No	Duplex
305202	501	523 First Street	Riddle	2	1	No	Duplex
305201	501	533 First Street	Riddle	2	1	No	Duplex
305204	502	111 Park Street	Riddle	3	1	No	Duplex
305203	502	517 First Street	Riddle	3	1	No	Duplex
305205	503	129 Park Street	Riddle	3	1	No	Duplex
305206	503	135 Park Street	Riddle	3	1	No	Duplex
305207	504	153 Park Street	Riddle	2	1	Mobility	Duplex
305208	504	159 Park Street	Riddle	2	1	No	Duplex
306402	601	170 Ford Street	Winston	2	1	No	Duplex
306401	601	172 Ford Street	Winston	2	1	No	Duplex
306404	602	150 Ford Street	Winston	3	1	No	Duplex
306403	602	152 Ford Street	Winston	3	1	No	Duplex
306405	603	130 Ford Street	Winston	4	1	No	Single Family
306406	604	100 Ford Street	Winston	4	1	No	Single Family
306408	605	80 Ford Street	Winston	3	1	No	Duplex
306407	605	82 Ford Street	Winston	3	1	No	Duplex
306416	606	81 Ford Street	Winston	1	1	Mobility	Duplex
306415	606	83 Ford Street	Winston	1	1	No	Duplex
306414	607	101 Ford Street	Winston	3	1	No	Duplex
306413	607	103 Ford Street	Winston	3	1	No	Duplex
306412	608	121 Ford Street	Winston	3	1	No	Duplex
306411	608	123 Ford Street	Winston	3	1	No	Duplex
306410	609	141 Ford Street	Winston	2	1	No	Duplex
306409	609	143 Ford Street	Winston	2	1	No	Duplex
308607	801	363 Alder Street	Yoncalla	1	1	No	Duplex
308606	801	373 Alder Street	Yoncalla	1	1	No	Duplex
308609	802	313 Alder Street	Yoncalla	1	1	No	Duplex
308608	802	323 Alder Street	Yoncalla	1	1	No	Duplex
308605	803	333 Alder Street	Yoncalla	1	1	No	Triplex
308604	803	343 Alder Street	Yoncalla	1	1	No	Triplex
308603	803	353 Alder Street	Yoncalla	1	1	No	Triplex
308602	804	383 Alder Street	Yoncalla	1	1	No	Duplex
308601	804	393 Alder Street	Yoncalla	1	1	Mobility	Duplex

308612	805	522 First Street	Yoncalla	3	1	No	Duplex
308613	805	542 First Street	Yoncalla	3	1	No	Duplex
308614	806	562 First Street	Yoncalla	3	1	No	Duplex
308615	806	582 First Street	Yoncalla	3	1	No	Duplex
308610	807	119 Douglas Street	Yoncalla	2	1	No	Duplex
308611	807	121 Douglas Street	Yoncalla	2	1	No	Duplex



5.4.a - Description of Land

Legal Descriptions and Acreage

Location	Number of Buildings	Legal Description	Acres
Roseburg	32	TRACT M&B V190 P206 LESS RD	ACRES 10.30
Oakland	4	TRACT M&B V205 P304: M&B INST 240620: LESSPT SD	ACRES 1.82
Riddle	4	TRACT M&B V196 PG 2D	ACRES 1.52
Winston	9	GLEN D HART TRACTS, LOT PT 6 & PT 7	ACRES 3.55
Yoncalla (1)	3	DEVORE'S ADD, BLOCK 3, LOT 1-4: PT VAC ST	ACRES 1.03
Yoncalla (2)	1	YONCALLA, BLOCK 11, LOT 1 & N1/2 2	ACRES 0.25
Yoncalla (3)	2	YONCALLA, BLOCK 11, LOT 4 & 5	ACRES 0.33
Yoncalla (4)	1	YONCALLA, BLOCK 11, LOT 3 & S1/2 2	ACRES 0.25
		Total Acres	ACRES 19.05

5.4.b. AMPI Declarations of Trust

Public reporting burden for this collection of information is estimated to average 1 hour per response. HUD may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. HUD will use this information to ensure that PHAs remain seized of the title of public housing projects and other public housing real property and refrain from transferring, conveying, assigning, leasing, mortgaging, pledging, or otherwise encumbering or permitting or suffering any transfer, conveyance, assignment, lease, mortgage, pledge or other encumbrance of said property or any part thereof, appurtenances thereto, or any rent, revenues, income, or receipts therefrom or in connection therewith, or any of the benefits or contributions granted to it by or pursuant to the ACC. The information requested does not lend itself to confidentiality.

This document may not be changed without HUD's prior written approval.

DECLARATION OF TRUST/RESTRICTIVE COVENANTS

THIS DECLARATION OF TRUST/RESTRICTIVE COVENANTS (the "Declaration") is made and entered into as of this 16 day of December, 2019 by and between The Housing Authority of Douglas County, Oregon, a public body corporate and politic, organized and existing under the laws of The State of Oregon, and if under a Mixed Finance Amendment to the Annual Contributions Contract, then also N/A (the "Owner"), _____, for the benefit of the United States of America, acting by and through the Secretary of Housing and Urban Development ("HUD").
NOTE: OPTION TO USE FOR ALL PUBLIC HOUSING OR MIXED FINANCE PUBLIC HOUSING – FILL IN PHA OR OWNER ENTITY

WHEREAS, pursuant to the U.S. Housing Act of 1937, as amended, and any successor legislation (the "Act") the Authority and HUD have entered into a Consolidated Annual Contributions Contract ("ACC") number: SF-201, dated July 21, 1953, as the same may be amended from time to time, which provides for grants and annual contributions to be made by HUD to assist the Authority in developing, maintaining, and operating its public housing units in accordance with all applicable public housing requirements (as further defined below); and

NOTE: FILL IN THE LATEST ACC NUMBER ON RECORD

NOTE: COMPLETE ONE OF THE FOLLOWING GROUPS OF PARAGRAPHS: DEVELOPMENT, MODERNIZATION OR MIXED FINANCE (STANDARD OR OPERATING FUNDS ONLY)

For Public Housing Development Declaration of Trust (complete these two paragraphs):

WHEREAS, as of the date of execution of this Declaration, the Capital Fund Grant ACC Amendment and ACC cover the low-income housing project located at 1033 Oak Street, in the City of Oakland County of Douglas in the State/Commonwealth of Oregon (which, together with any fixtures, rents, revenues, other income, and personalty related to such units and appurtenances shall hereafter collectively be referred to as the "Project") which will provide 8 dwelling units and necessary associated appurtenances;

WHEREAS, the Project and acquisition of the site or sites thereof have been assisted with a Capital Fund grant provided by HUD;

For Public Housing Modernization Declaration of Trust (complete these two paragraphs):

WHEREAS, as of the date of execution of this Declaration, the Capital Fund Grant ACC Amendment and the ACC cover a certain individual low-income housing project located at

R34603 in the City of Oakland=4 units

County of Douglas in the State/Commonwealth of State of Oregon (which, together with any fixtures, rents, revenues, other income, and personalty related to such units and appurtenances shall hereafter collectively be referred to as the "Project") which will provide 155 dwelling units and necessary associated appurtenances; and

WHEREAS, the modernization of the Project will have been assisted with a Capital Fund grant provided by HUD.

For Mixed Finance Declarations of Restrictive Covenants (standard) (complete these two paragraphs):

WHEREAS, as of the date of execution of this Declaration, HUD and the Authority have entered into a certain Mixed Finance Amendment, Amendment No. [13] to the ACC ("Mixed Finance ACC Amendment"), adding the [12] public housing units and any necessary associated appurtenances to the ACC under project number [15] located at [8] in the City of [9], County of [10], in the State/Commonwealth of [11] (which, together with any fixtures, rents, revenues, other income, and personalty related to such units and appurtenances shall hereafter collectively be referred to as the "Project").

WHEREAS, the Authority and the Owner have entered into a Regulatory and Operating Agreement, and other Agreements, whereby the Authority has agreed to provide the Owner with assistance obtained under the Mixed Finance ACC Amendment to pay a portion of the development costs of the Project, and with Operating Fund assistance to assist in operating and maintaining the low income character of the public housing units in the Project;

For Mixed Finance Declarations of Restrictive Covenants (Operating Funds only) (complete these two paragraphs)

WHEREAS, as of the date of execution of this Declaration, HUD and the Authority have entered into a certain Mixed Finance Amendment to Consolidated Annual Contributions Contract for Projects Receiving Only Public Housing Operating Fund Assistance, Amendment No. [13] to the ACC ("Mixed Finance ACC Amendment"), adding the [14] public housing units and any associated appurtenances to the ACC under project number [14] located at [8] in the City of [9], County of [10], in the State of [11] (which, together with any fixtures, rents, revenues, other income, and personalty related to such units and appurtenances shall hereafter collectively be referred to as the "Project").

WHEREAS, the Authority and the Owner have entered into a Regulatory and Operating Agreement, and other Agreements, whereby the Authority has agreed to provide the Owner with Public Housing Operating Fund assistance derived under the Act to assist in operating and maintaining the low income character of the public housing units in the Project;

For Mixed Finance Declarations of Restrictive Covenants (standard and Operating Funds only) (complete these paragraph two paragraphs):

WHEREAS, in return for the receipt of such assistance, the Owner has agreed to develop, operate and maintain the Project in accordance with all requirements applicable to public housing, including, without limitation, the Act, HUD regulations thereunder (and, to the extent applicable, any HUD-approved waivers of

regulatory requirements), the ACC, the Mixed Finance ACC Amendment, the HOPE VI Grant Agreement (if applicable), this Declaration, and all pertinent Federal statutory, executive order, and regulatory requirements, as those requirements may be amended from time to time (all such requirements hereafter collectively referred to as the "Applicable Public Housing Requirements");

WHEREAS, as of the date of execution of this Declaration, title to the Project is held by [17A, 17B]

For Public Housing Development, Public Housing Modernization and Mixed Finance Development and Mixed Finance Operating Funds Only Projects (all of these paragraphs apply):

NOW, THEREFORE, to assure HUD of the performance by the Authority and the Owner (in the case of Mixed Finance Development or Mixed Finance Operating Funds Only), and any successors in interest to the Authority and Owner, of the Applicable Public Housing Requirements in connection with the development, operation and maintenance of the Project for the term of the low income use restrictions, the parties hereby acknowledge and agree:

1. The [17A AND B] does hereby acknowledge and declare that it is possessed of and holds title to the Project consisting of the real property located at [8] situated in the City of [9], County of [10], in the State/Commonwealth of [11], as more fully described in Exhibit A to this Declaration, and which is made a part hereof;
2. The [17A AND B] does hereby acknowledge and declare that it is possessed of and holds title to the Project in trust for the benefit of HUD, for the purposes hereinafter stated;
3. [18]
4. The Owner (if Mixed Finance Development or Mixed Finance Operating Funds Only) and Authority (in all cases) hereby declare and acknowledge that during the existence of the trust hereby created, the restrictive covenants set forth in this Declaration shall be, and are, covenants running with the Project for the period of the low-income use restrictions, and are binding upon the Owner (if Mixed Finance Development or Mixed Finance Operating Funds Only) and the Authority (in all cases), and their successors and assigns, for such term;
5. The Authority shall, or in the case of Mixed Finance Development or Mixed Finance Operating Funds only, cause the Owner to, develop, modernize or operate the Project in compliance with the Applicable Public Housing Requirements, and shall thereafter operate and maintain the Project in compliance with the Applicable Public Housing Requirements for the following periods:
 - (i) In the case of Public Housing Development or Mixed Finance Development (standard), for a 40-year period (for development work) and such 40-year period shall be extended for 10 years after the end of the last PHA fiscal year for which Operating Fund assistance is provided by the Authority on behalf of the Project, or as may be otherwise required by law or amended by law;
 - (ii) In the case of the use of Capital Funds for Public Housing Modernization or Modernization occurring after Mixed Finance Development (standard) or Mixed Finance Operating Funds Only), for a 20-year period that begins on the date on which the modernization is completed, or for such other period as may be required by law or amended by law and such 20-year period shall be extended for 10 years after the end of the last PHA fiscal year for which Operating Fund assistance is provided by the Authority on behalf of the Project, or as may be otherwise required by law or

- amended by law;
- (iii) In the case of Operating Fund only Projects, for a 10-year period expiring upon the conclusion of the fiscal year for which Operating Fund assistance is last provided by the Authority for the benefit of the Project Units, or as may be otherwise required by law or amended by law; or
6. In the case of Mixed Finance Operating Funds Only Projects, the Owner shall not, without the prior written approval of HUD or as may otherwise be authorized by law, dispose of the Project during and for 10 years after the end of the last PHA fiscal year in which the Project receives Operating Fund assistance from the Authority. The Authority may seek, pursuant to section 18 of the Act, an early termination of the 10-year prohibition on disposition and the low income use restrictions in the event of reduced appropriations of operating subsidies to the Authority under section 9(e) of the Act. In such case, HUD may approve in writing the disposition of the Project from the public housing program if it determines such action to be in the best interests of the Project residents and the Authority, and is otherwise consistent with the Act.
7. The Authority, or in the case of Mixed Finance Development or Mixed Finance Operating Funds Only, the Owner, shall remain seized of title to the Project and shall refrain from transferring, conveying, assigning, leasing, mortgaging, pledging, or otherwise encumbering or permitting or suffering any transfer of any kind of the Project, or any part thereof, or any rent, revenues, income, or receipts of the Project in connection therewith, or any of the benefits or contributions granted to it by or pursuant to the ACC, as amended, or any interest in any of the same, except to the extent approved in writing by HUD, as otherwise authorized by the ACC, as amended, or as authorized below:
- A. Deeds of trust and financing arrangements approved in writing by HUD under the terms of the Mixed Finance ACC Amendment, and transfer of the Project to the beneficiary under any such approved loans, by foreclosure or deed-in-lieu of foreclosure, or to a third-party purchaser at a foreclosure sale, provided that any such transfer shall be subject to the terms of this Declaration;
 - B. Dwelling leases with eligible families and lease of other spaces and facilities in the Project;
 - C. Conveyance or otherwise dispose of any real or personal property which is determined and approved by HUD to be excess to the needs of the Project;
 - D. Dedication of land for use as streets, alleys, or other public rights-of-way, and grants and easements for the establishment, operation, and maintenance of public utilities; and
 - E. Normal uses associated with the operation of the Project, to the extent authorized by the ACC.
8. (A) No transfer, conveyance, or assignment or release of this Declaration shall be made without the prior written approval of HUD including as well: (i) any interest of a managing member, general partner, or controlling stockholder (any such interest being referred to as a "Controlling Interest") of the Owner; or (ii) a Controlling Interest in any entity which has a

Controlling Interest in the Owner; or (iii) prior to the payment in full of all equity contributions described in the approved evidentiary documents listed in the Mixed Finance ACC Amendment, any other interest in the Owner, or in any partner or member thereof.

(B) Notwithstanding the foregoing, HUD consent is not required where a business organization that has a limited interest (non-controlling and non-managing) in the Owner transfers a non-controlling and non-managing interest in the business organization as long as the Owner: (i) provides HUD with written notice of such transfer; and (ii) certifies to HUD that the new owner of the limited interest remains obligated to fund its equity contribution in accordance with the terms of the HUD-approved organizational documents of the Owner.

(C) HUD will not unreasonably withhold, delay, or condition a request by the Owner for HUD's consent to an internal reorganization of the corporate or partnership structure of the Owner or any of the partners, members or stockholders of the Owner.

9. This Declaration shall first be approved by HUD and then be recorded at the expense of the Authority or the Owner (in the case of Mixed Finance Development (standard) or Mixed Finance Operating Funds Only) in the local land records of the Project and a recorded copy shall be provided to HUD.
10. This Declaration shall not be amended, modified or released without the prior written consent of HUD.
11. Upon expiration of the period during which the Project is required to be operated and maintained as public housing in accordance with the Applicable Public Housing Requirements, or otherwise upon HUD's approval to release this Declaration, HUD will execute a release of this Declaration by an instrument to be recorded in the appropriate land records (the "Release"). The Release shall be prepared by the Authority or the Owner (in the case of Mixed Finance Development or Mixed Finance Operating Funds Only) and recorded at the expense of Authority or Owner (in the case of Mixed Finance Development or Mixed Finance Operating Funds Only) and a copy provided to HUD.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the Authority and the Owner (in the case of Mixed Finance Development or Mixed Finance Operating Funds Only) have caused this Declaration to be executed by their duly authorized officers for proper recording in the public records.

The Housing Authority of Douglas County
Housing Authority

By: _____
Name: Janeal Kohler
Title: Executive Director

[4]
Owner

By: [20]
Name: [20]
Title: [20]

Exhibit A

Legal Description of Project

MUST INSERT METES AND BOUNDS DESCRIPTION

**IF AVAILABLE, ALSO INCLUDE STREET NAME AND NUMBER AFTER THE METES AND
BOUNDS DESCRIPTION**

Please see attached title report

Public reporting burden for this collection of information is estimated to average 1 hour per response. HUD may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. HUD will use this information to ensure that PHAs remain seized of the title of public housing projects and other public housing real property and refrain from transferring, conveying, assigning, leasing, mortgaging, pledging, or otherwise encumbering or permitting or suffering any transfer, conveyance, assignment, lease, mortgage, pledge or other encumbrance of said property or any part thereof, appurtenances thereto, or any rent, revenues, income, or receipts therefrom or in connection therewith, or any of the benefits or contributions granted to it by or pursuant to the ACC. The information requested does not lend itself to confidentiality.

This document may not be changed without HUD's prior written approval.

DECLARATION OF TRUST/RESTRICTIVE COVENANTS

THIS DECLARATION OF TRUST/RESTRICTIVE COVENANTS (the "Declaration") is made and entered into as of this 16 day of December, 2019 by and between The Housing Authority of Douglas County, Oregon, a public body corporate and politic, organized and existing under the laws of The State of Oregon, and if under a Mixed Finance Amendment to the Annual Contributions Contract, then also N/A (the "Owner"), _____, for the benefit of the United States of America, acting by and through the Secretary of Housing and Urban Development ("HUD").
NOTE: OPTION TO USE FOR ALL PUBLIC HOUSING OR MIXED FINANCE PUBLIC HOUSING – FILL IN PHA OR OWNER ENTITY

WHEREAS, pursuant to the U.S. Housing Act of 1937, as amended, and any successor legislation (the "Act") the Authority and HUD have entered into a Consolidated Annual Contributions Contract ("ACC") number: SF-201, dated July 21, 1953, as the same may be amended from time to time, which provides for grants and annual contributions to be made by HUD to assist the Authority in developing, maintaining, and operating its public housing units in accordance with all applicable public housing requirements (as further defined below); and

NOTE: FILL IN THE LATEST ACC NUMBER ON RECORD

NOTE: COMPLETE ONE OF THE FOLLOWING GROUPS OF PARAGRAPHS: DEVELOPMENT, MODERNIZATION OR MIXED FINANCE (STANDARD OR OPERATING FUNDS ONLY)

For Public Housing Development Declaration of Trust (complete these two paragraphs):

WHEREAS, as of the date of execution of this Declaration, the Capital Fund Grant ACC Amendment and ACC cover the low-income housing project located at 129 Park Street, in the City of Riddle County of Douglas in the State/Commonwealth of Oregon (which, together with any fixtures, rents, revenues, other income, and personalty related to such units and appurtenances shall hereafter collectively be referred to as the "Project") which will provide 8 dwelling units and necessary associated appurtenances;

WHEREAS, the Project and acquisition of the site or sites thereof have been assisted with a Capital Fund grant provided by HUD;

For Public Housing Modernization Declaration of Trust (complete these two paragraphs):

WHEREAS, as of the date of execution of this Declaration, the Capital Fund Grant ACC Amendment and the ACC cover a certain individual low-income housing project located at

R25734 in the City of Riddle=8 units

County of Douglas in the State/Commonwealth of State of Oregon (which, together with any fixtures, rents, revenues, other income, and personalty related to such units and appurtenances shall hereafter collectively be referred to as the "Project") which will provide 8 dwelling units and necessary associated appurtenances; and

WHEREAS, the modernization of the Project will have been assisted with a Capital Fund grant provided by HUD.

For Mixed Finance Declarations of Restrictive Covenants (standard) (complete these two paragraphs):

WHEREAS, as of the date of execution of this Declaration, HUD and the Authority have entered into a certain Mixed Finance Amendment, Amendment No. [13] to the ACC ("Mixed Finance ACC Amendment"), adding the [12] public housing units and any necessary associated appurtenances to the ACC under project number [15] located at [8] in the City of [9] , County of [10] , in the State/Commonwealth of [11] (which, together with any fixtures, rents, revenues, other income, and personalty related to such units and appurtenances shall hereafter collectively be referred to as the "Project").

WHEREAS, the Authority and the Owner have entered into a Regulatory and Operating Agreement, and other Agreements, whereby the Authority has agreed to provide the Owner with assistance obtained under the Mixed Finance ACC Amendment to pay a portion of the development costs of the Project, and with Operating Fund assistance to assist in operating and maintaining the low income character of the public housing units in the Project;

For Mixed Finance Declarations of Restrictive Covenants (Operating Funds only) (complete these two paragraphs)

WHEREAS, as of the date of execution of this Declaration, HUD and the Authority have entered into a certain Mixed Finance Amendment to Consolidated Annual Contributions Contract for Projects Receiving Only Public Housing Operating Fund Assistance, Amendment No. [13] to the ACC ("Mixed Finance ACC Amendment"), adding the [14] public housing units and any associated appurtenances to the ACC under project number [14] located at [8] in the City of [9] , County of [10] , in the State of [11] (which, together with any fixtures, rents, revenues, other income, and personalty related to such units and appurtenances shall hereafter collectively be referred to as the "Project").

WHEREAS, the Authority and the Owner have entered into a Regulatory and Operating Agreement, and other Agreements, whereby the Authority has agreed to provide the Owner with Public Housing Operating Fund assistance derived under the Act to assist in operating and maintaining the low income character of the public housing units in the Project;

For Mixed Finance Declarations of Restrictive Covenants (standard and Operating Funds only) (complete these paragraph two paragraphs):

WHEREAS, in return for the receipt of such assistance, the Owner has agreed to develop, operate and maintain the Project in accordance with all requirements applicable to public housing, including, without limitation, the Act, HUD regulations thereunder (and, to the extent applicable, any HUD-approved waivers of

regulatory requirements), the ACC, the Mixed Finance ACC Amendment, the HOPE VI Grant Agreement (if applicable), this Declaration, and all pertinent Federal statutory, executive order, and regulatory requirements, as those requirements may be amended from time to time (all such requirements hereafter collectively referred to as the "Applicable Public Housing Requirements");

WHEREAS, as of the date of execution of this Declaration, title to the Project is held by [17A, 17B]

For Public Housing Development, Public Housing Modernization and Mixed Finance Development and Mixed Finance Operating Funds Only Projects (all of these paragraphs apply):

NOW, THEREFORE, to assure HUD of the performance by the Authority and the Owner (in the case of Mixed Finance Development or Mixed Finance Operating Funds Only), and any successors in interest to the Authority and Owner, of the Applicable Public Housing Requirements in connection with the development, operation and maintenance of the Project for the term of the low income use restrictions, the parties hereby acknowledge and agree:

1. The [17A AND B] does hereby acknowledge and declare that it is possessed of and holds title to the Project consisting of the real property located at [8] situated in the City of [9], County of [10], in the State/Commonwealth of [11], as more fully described in Exhibit A to this Declaration, and which is made a part hereof;
2. The [17A AND B] does hereby acknowledge and declare that it is possessed of and holds title to the Project in trust for the benefit of HUD, for the purposes hereinafter stated;
3. [18]
4. The Owner (if Mixed Finance Development or Mixed Finance Operating Funds Only) and Authority (in all cases) hereby declare and acknowledge that during the existence of the trust hereby created, the restrictive covenants set forth in this Declaration shall be, and are, covenants running with the Project for the period of the low-income use restrictions, and are binding upon the Owner (if Mixed Finance Development or Mixed Finance Operating Funds Only) and the Authority (in all cases), and their successors and assigns, for such term;
5. The Authority shall, or in the case of Mixed Finance Development or Mixed Finance Operating Funds only, cause the Owner to, develop, modernize or operate the Project in compliance with the Applicable Public Housing Requirements, and shall thereafter operate and maintain the Project in compliance with the Applicable Public Housing Requirements for the following periods:
 - (i) In the case of Public Housing Development or Mixed Finance Development (standard), for a 40-year period (for development work) and such 40-year period shall be extended for 10 years after the end of the last PHA fiscal year for which Operating Fund assistance is provided by the Authority on behalf of the Project, or as may be otherwise required by law or amended by law;
 - (ii) In the case of the use of Capital Funds for Public Housing Modernization or Modernization occurring after Mixed Finance Development (standard) or Mixed Finance Operating Funds Only), for a 20-year period that begins on the date on which the modernization is completed, or for such other period as may be required by law or amended by law and such 20-year period shall be extended for 10 years after the end of the last PHA fiscal year for which Operating Fund assistance is provided by the Authority on behalf of the Project, or as may be otherwise required by law or

- amended by law;
- (iii) In the case of Operating Fund only Projects, for a 10-year period expiring upon the conclusion of the fiscal year for which Operating Fund assistance is last provided by the Authority for the benefit of the Project Units, or as may be otherwise required by law or amended by law; or
6. In the case of Mixed Finance Operating Funds Only Projects, the Owner shall not, without the prior written approval of HUD or as may otherwise be authorized by law, dispose of the Project during and for 10 years after the end of the last PHA fiscal year in which the Project receives Operating Fund assistance from the Authority. The Authority may seek, pursuant to section 18 of the Act, an early termination of the 10-year prohibition on disposition and the low income use restrictions in the event of reduced appropriations of operating subsidies to the Authority under section 9(e) of the Act. In such case, HUD may approve in writing the disposition of the Project from the public housing program if it determines such action to be in the best interests of the Project residents and the Authority, and is otherwise consistent with the Act.
7. The Authority, or in the case of Mixed Finance Development or Mixed Finance Operating Funds Only, the Owner, shall remain seized of title to the Project and shall refrain from transferring, conveying, assigning, leasing, mortgaging, pledging, or otherwise encumbering or permitting or suffering any transfer of any kind of the Project, or any part thereof, or any rent, revenues, income, or receipts of the Project in connection therewith, or any of the benefits or contributions granted to it by or pursuant to the ACC, as amended, or any interest in any of the same, except to the extent approved in writing by HUD, as otherwise authorized by the ACC, as amended, or as authorized below:
- A. Deeds of trust and financing arrangements approved in writing by HUD under the terms of the Mixed Finance ACC Amendment, and transfer of the Project to the beneficiary under any such approved loans, by foreclosure or deed-in-lieu of foreclosure, or to a third-party purchaser at a foreclosure sale, provided that any such transfer shall be subject to the terms of this Declaration;
 - B. Dwelling leases with eligible families and lease of other spaces and facilities in the Project;
 - C. Conveyance or otherwise dispose of any real or personal property which is determined and approved by HUD to be excess to the needs of the Project;
 - D. Dedication of land for use as streets, alleys, or other public rights-of-way, and grants and easements for the establishment, operation, and maintenance of public utilities; and
 - E. Normal uses associated with the operation of the Project, to the extent authorized by the ACC.
8. (A) No transfer, conveyance, or assignment or release of this Declaration shall be made without the prior written approval of HUD including as well: (i) any interest of a managing member, general partner, or controlling stockholder (any such interest being referred to as a "Controlling Interest") of the Owner; or (ii) a Controlling Interest in any entity which has a

Controlling Interest in the Owner; or (iii) prior to the payment in full of all equity contributions described in the approved evidentiary documents listed in the Mixed Finance ACC Amendment, any other interest in the Owner, or in any partner or member thereof.

(B) Notwithstanding the foregoing, HUD consent is not required where a business organization that has a limited interest (non-controlling and non-managing) in the Owner transfers a non-controlling and non-managing interest in the business organization as long as the Owner: (i) provides HUD with written notice of such transfer; and (ii) certifies to HUD that the new owner of the limited interest remains obligated to fund its equity contribution in accordance with the terms of the HUD-approved organizational documents of the Owner.

(C) HUD will not unreasonably withhold, delay, or condition a request by the Owner for HUD's consent to an internal reorganization of the corporate or partnership structure of the Owner or any of the partners, members or stockholders of the Owner.

9. This Declaration shall first be approved by HUD and then be recorded at the expense of the Authority or the Owner (in the case of Mixed Finance Development (standard) or Mixed Finance Operating Funds Only) in the local land records of the Project and a recorded copy shall be provided to HUD.
10. This Declaration shall not be amended, modified or released without the prior written consent of HUD.
11. Upon expiration of the period during which the Project is required to be operated and maintained as public housing in accordance with the Applicable Public Housing Requirements, or otherwise upon HUD's approval to release this Declaration, HUD will execute a release of this Declaration by an instrument to be recorded in the appropriate land records (the "Release"). The Release shall be prepared by the Authority or the Owner (in the case of Mixed Finance Development or Mixed Finance Operating Funds Only) and recorded at the expense of Authority or Owner (in the case of Mixed Finance Development or Mixed Finance Operating Funds Only) and a copy provided to HUD.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the Authority and the Owner (in the case of Mixed Finance Development or Mixed Finance Operating Funds Only) have caused this Declaration to be executed by their duly authorized officers for proper recording in the public records.

The Housing Authority of Douglas County
Housing Authority

By: _____

Name: Janeal Kohler

Title: Executive Director

[4]

Owner

By: [20]

Name: [20]

Title: [20]

Exhibit A

Legal Description of Project

MUST INSERT METES AND BOUNDS DESCRIPTION

**IF AVAILABLE, ALSO INCLUDE STREET NAME AND NUMBER AFTER THE METES AND
BOUNDS DESCRIPTION**

Please see attached title report

Public reporting burden for this collection of information is estimated to average 1 hour per response. HUD may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. HUD will use this information to ensure that PHAs remain seized of the title of public housing projects and other public housing real property and refrain from transferring, conveying, assigning, leasing, mortgaging, pledging, or otherwise encumbering or permitting or suffering any transfer, conveyance, assignment, lease, mortgage, pledge or other encumbrance of said property or any part thereof, appurtenances thereto, or any rent, revenues, income, or receipts therefrom or in connection therewith, or any of the benefits or contributions granted to it by or pursuant to the ACC. The information requested does not lend itself to confidentiality.

This document may not be changed without HUD's prior written approval.

DECLARATION OF TRUST/RESTRICTIVE COVENANTS

THIS DECLARATION OF TRUST/RESTRICTIVE COVENANTS (the "Declaration") is made and entered into as of this 16 day of December, 20 19 by and between The Housing Authority of Douglas County, Oregon, a public body corporate and politic, organized and existing under the laws of The State of Oregon, and if under a Mixed Finance Amendment to the Annual Contributions Contract, then also N/A (the "Owner"), _____, for the benefit of the United States of America, acting by and through the Secretary of Housing and Urban Development ("HUD").
NOTE: OPTION TO USE FOR ALL PUBLIC HOUSING OR MIXED FINANCE PUBLIC HOUSING – FILL IN PHA OR OWNER ENTITY

WHEREAS, pursuant to the U.S. Housing Act of 1937, as amended, and any successor legislation (the "Act") the Authority and HUD have entered into a Consolidated Annual Contributions Contract ("ACC") number: SF-201, dated July 21, 1953, as the same may be amended from time to time, which provides for grants and annual contributions to be made by HUD to assist the Authority in developing, maintaining, and operating its public housing units in accordance with all applicable public housing requirements (as further defined below); and

NOTE: FILL IN THE LATEST ACC NUMBER ON RECORD

NOTE: COMPLETE ONE OF THE FOLLOWING GROUPS OF PARAGRAPHS: DEVELOPMENT, MODERNIZATION OR MIXED FINANCE (STANDARD OR OPERATING FUNDS ONLY)

For Public Housing Development Declaration of Trust (complete these two paragraphs):

WHEREAS, as of the date of execution of this Declaration, the Capital Fund Grant ACC Amendment and ACC cover the low-income housing project located at 902 W. Stanton Street, in the City of Roseburg County of Douglas in the State/Commonwealth of Oregon (which, together with any fixtures, rents, revenues, other income, and personalty related to such units and appurtenances shall hereafter collectively be referred to as the "Project") which will provide 60 dwelling units and necessary associated appurtenances;

WHEREAS, the Project and acquisition of the site or sites thereof have been assisted with a Capital Fund grant provided by HUD;

For Public Housing Modernization Declaration of Trust (complete these two paragraphs):

WHEREAS, as of the date of execution of this Declaration, the Capital Fund Grant ACC Amendment and the ACC cover a certain individual low-income housing project located at

R14097 in the City of Roseburg=60 units and 4 non dwelling buildings

County of Douglas in the State/Commonwealth of State of Oregon (which, together with any fixtures, rents, revenues, other income, and personalty related to such units and appurtenances shall hereafter collectively be referred to as the "Project") which will provide 155 dwelling units and necessary associated appurtenances; and

WHEREAS, the modernization of the Project will have been assisted with a Capital Fund grant provided by HUD.

For Mixed Finance Declarations of Restrictive Covenants (standard) (complete these two paragraphs):

WHEREAS, as of the date of execution of this Declaration, HUD and the Authority have entered into a certain Mixed Finance Amendment, Amendment No. [13] to the ACC ("Mixed Finance ACC Amendment"), adding the [12] public housing units and any necessary associated appurtenances to the ACC under project number [15] located at [8] in the City of [9] , County of [10] , in the State/Commonwealth of [11] (which, together with any fixtures, rents, revenues, other income, and personalty related to such units and appurtenances shall hereafter collectively be referred to as the "Project").

WHEREAS, the Authority and the Owner have entered into a Regulatory and Operating Agreement, and other Agreements, whereby the Authority has agreed to provide the Owner with assistance obtained under the Mixed Finance ACC Amendment to pay a portion of the development costs of the Project, and with Operating Fund assistance to assist in operating and maintaining the low income character of the public housing units in the Project;

For Mixed Finance Declarations of Restrictive Covenants (Operating Funds only) (complete these two paragraphs)

~~WHEREAS, as of the date of execution of this Declaration, HUD and the Authority have entered into a certain Mixed Finance Amendment to Consolidated Annual Contributions Contract for Projects Receiving Only Public Housing Operating Fund Assistance, Amendment No. [13] to the ACC ("Mixed Finance ACC Amendment"), adding the [14] public housing units and any associated appurtenances to the ACC under project number [14] located at [8] in the City of [9] , County of [10] , in the State of [11] (which, together with any fixtures, rents, revenues, other income, and personalty related to such units and appurtenances shall hereafter collectively be referred to as the "Project").~~

~~WHEREAS, the Authority and the Owner have entered into a Regulatory and Operating Agreement, and other Agreements, whereby the Authority has agreed to provide the Owner with Public Housing Operating Fund assistance derived under the Act to assist in operating and maintaining the low income character of the public housing units in the Project;~~

For Mixed Finance Declarations of Restrictive Covenants (standard and Operating Funds only) (complete these paragraph two paragraphs):

~~WHEREAS, in return for the receipt of such assistance, the Owner has agreed to develop, operate and maintain the Project in accordance with all requirements applicable to public housing, including, without limitation, the Act, HUD regulations thereunder (and, to the extent applicable, any HUD-approved waivers of~~

regulatory requirements), the ACC, the Mixed Finance ACC Amendment, the HOPE VI Grant Agreement (if applicable), this Declaration, and all pertinent Federal statutory, executive order, and regulatory requirements, as those requirements may be amended from time to time (all such requirements hereafter collectively referred to as the "Applicable Public Housing Requirements");

WHEREAS, as of the date of execution of this Declaration, title to the Project is held by [17A, 17B]

For Public Housing Development, Public Housing Modernization and Mixed Finance Development and Mixed Finance Operating Funds Only Projects (all of these paragraphs apply):

NOW, THEREFORE, to assure HUD of the performance by the Authority and the Owner (in the case of Mixed Finance Development or Mixed Finance Operating Funds Only), and any successors in interest to the Authority and Owner, of the Applicable Public Housing Requirements in connection with the development, operation and maintenance of the Project for the term of the low income use restrictions, the parties hereby acknowledge and agree:

1. The [17A AND B] does hereby acknowledge and declare that it is possessed of and holds title to the Project consisting of the real property located at [8] situated in the City of [9], County of [10], in the State/Commonwealth of [11], as more fully described in Exhibit A to this Declaration, and which is made a part hereof;
2. The [17A AND B] does hereby acknowledge and declare that it is possessed of and holds title to the Project in trust for the benefit of HUD, for the purposes hereinafter stated;
3. [18]
4. The Owner (if Mixed Finance Development or Mixed Finance Operating Funds Only) and Authority (in all cases) hereby declare and acknowledge that during the existence of the trust hereby created, the restrictive covenants set forth in this Declaration shall be, and are, covenants running with the Project for the period of the low-income use restrictions, and are binding upon the Owner (if Mixed Finance Development or Mixed Finance Operating Funds Only) and the Authority (in all cases), and their successors and assigns, for such term;
5. The Authority shall, or in the case of Mixed Finance Development or Mixed Finance Operating Funds only, cause the Owner to, develop, modernize or operate the Project in compliance with the Applicable Public Housing Requirements, and shall thereafter operate and maintain the Project in compliance with the Applicable Public Housing Requirements for the following periods:
 - (i) In the case of Public Housing Development or Mixed Finance Development (standard), for a 40-year period (for development work) and such 40-year period shall be extended for 10 years after the end of the last PHA fiscal year for which Operating Fund assistance is provided by the Authority on behalf of the Project, or as may be otherwise required by law or amended by law;
 - (ii) In the case of the use of Capital Funds for Public Housing Modernization or Modernization occurring after Mixed Finance Development (standard) or Mixed Finance Operating Funds Only), for a 20-year period that begins on the date on which the modernization is completed, or for such other period as may be required by law or amended by law and such 20-year period shall be extended for 10 years after the end of the last PHA fiscal year for which Operating Fund assistance is provided by the Authority on behalf of the Project, or as may be otherwise required by law or

- amended by law;
- (iii) In the case of Operating Fund only Projects, for a 10-year period expiring upon the conclusion of the fiscal year for which Operating Fund assistance is last provided by the Authority for the benefit of the Project Units, or as may be otherwise required by law or amended by law; or
6. In the case of Mixed Finance Operating Funds Only Projects, the Owner shall not, without the prior written approval of HUD or as may otherwise be authorized by law, dispose of the Project during and for 10 years after the end of the last PHA fiscal year in which the Project receives Operating Fund assistance from the Authority. The Authority may seek, pursuant to section 18 of the Act, an early termination of the 10-year prohibition on disposition and the low income use restrictions in the event of reduced appropriations of operating subsidies to the Authority under section 9(e) of the Act. In such case, HUD may approve in writing the disposition of the Project from the public housing program if it determines such action to be in the best interests of the Project residents and the Authority, and is otherwise consistent with the Act.
7. The Authority, or in the case of Mixed Finance Development or Mixed Finance Operating Funds Only, the Owner, shall remain seized of title to the Project and shall refrain from transferring, conveying, assigning, leasing, mortgaging, pledging, or otherwise encumbering or permitting or suffering any transfer of any kind of the Project, or any part thereof, or any rent, revenues, income, or receipts of the Project in connection therewith, or any of the benefits or contributions granted to it by or pursuant to the ACC, as amended, or any interest in any of the same, except to the extent approved in writing by HUD, as otherwise authorized by the ACC, as amended, or as authorized below:
- A. Deeds of trust and financing arrangements approved in writing by HUD under the terms of the Mixed Finance ACC Amendment, and transfer of the Project to the beneficiary under any such approved loans, by foreclosure or deed-in-lieu of foreclosure, or to a third-party purchaser at a foreclosure sale, provided that any such transfer shall be subject to the terms of this Declaration;
 - B. Dwelling leases with eligible families and lease of other spaces and facilities in the Project;
 - C. Conveyance or otherwise dispose of any real or personal property which is determined and approved by HUD to be excess to the needs of the Project;
 - D. Dedication of land for use as streets, alleys, or other public rights-of-way, and grants and easements for the establishment, operation, and maintenance of public utilities; and
 - E. Normal uses associated with the operation of the Project, to the extent authorized by the ACC.
8. (A) No transfer, conveyance, or assignment or release of this Declaration shall be made without the prior written approval of HUD including as well: (i) any interest of a managing member, general partner, or controlling stockholder (any such interest being referred to as a "Controlling Interest") of the Owner; or (ii) a Controlling Interest in any entity which has a

Controlling Interest in the Owner; or (iii) prior to the payment in full of all equity contributions described in the approved evidentiary documents listed in the Mixed Finance ACC Amendment, any other interest in the Owner, or in any partner or member thereof.

(B) Notwithstanding the foregoing, HUD consent is not required where a business organization that has a limited interest (non-controlling and non-managing) in the Owner transfers a non-controlling and non-managing interest in the business organization as long as the Owner: (i) provides HUD with written notice of such transfer; and (ii) certifies to HUD that the new owner of the limited interest remains obligated to fund its equity contribution in accordance with the terms of the HUD-approved organizational documents of the Owner.

(C) HUD will not unreasonably withhold, delay, or condition a request by the Owner for HUD's consent to an internal reorganization of the corporate or partnership structure of the Owner or any of the partners, members or stockholders of the Owner.

9. This Declaration shall first be approved by HUD and then be recorded at the expense of the Authority or the Owner (in the case of Mixed Finance Development (standard) or Mixed Finance Operating Funds Only) in the local land records of the Project and a recorded copy shall be provided to HUD.
10. This Declaration shall not be amended, modified or released without the prior written consent of HUD.
11. Upon expiration of the period during which the Project is required to be operated and maintained as public housing in accordance with the Applicable Public Housing Requirements, or otherwise upon HUD's approval to release this Declaration, HUD will execute a release of this Declaration by an instrument to be recorded in the appropriate land records (the "Release"). The Release shall be prepared by the Authority or the Owner (in the case of Mixed Finance Development or Mixed Finance Operating Funds Only) and recorded at the expense of Authority or Owner (in the case of Mixed Finance Development or Mixed Finance Operating Funds Only) and a copy provided to HUD.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the Authority and the Owner (in the case of Mixed Finance Development or Mixed Finance Operating Funds Only) have caused this Declaration to be executed by their duly authorized officers for proper recording in the public records.

The Housing Authority of Douglas County
Housing Authority

By: _____

Name: Janeal Kohler

Title: Executive Director

_____ [4]

Owner

By: _____ [20]

Name: _____ [20]

Title: _____ [20]

Exhibit A

Legal Description of Project

MUST INSERT METES AND BOUNDS DESCRIPTION

**IF AVAILABLE, ALSO INCLUDE STREET NAME AND NUMBER AFTER THE METES AND
BOUNDS DESCRIPTION**

Please see attached title report

Public reporting burden for this collection of information is estimated to average 1 hour per response. HUD may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. HUD will use this information to ensure that PHAs remain seized of the title of public housing projects and other public housing real property and refrain from transferring, conveying, assigning, leasing, mortgaging, pledging, or otherwise encumbering or permitting or suffering any transfer, conveyance, assignment, lease, mortgage, pledge or other encumbrance of said property or any part thereof, appurtenances thereto, or any rent, revenues, income, or receipts therefrom or in connection therewith, or any of the benefits or contributions granted to it by or pursuant to the ACC. The information requested does not lend itself to confidentiality.

This document may not be changed without HUD's prior written approval.

DECLARATION OF TRUST/RESTRICTIVE COVENANTS

THIS DECLARATION OF TRUST/RESTRICTIVE COVENANTS (the "Declaration") is made and entered into as of this 16 day of December, 2019 by and between The Housing Authority of Douglas County, Oregon, a public body corporate and politic, organized and existing under the laws of The State of Oregon, and if under a Mixed Finance Amendment to the Annual Contributions Contract, then also N/A (the "Owner"), _____, for the benefit of the United States of America, acting by and through the Secretary of Housing and Urban Development ("HUD").
**NOTE: OPTION TO USE FOR ALL PUBLIC HOUSING OR MIXED FINANCE PUBLIC HOUSING –
FILL IN PHA OR OWNER ENTITY**

WHEREAS, pursuant to the U.S. Housing Act of 1937, as amended, and any successor legislation (the "Act") the Authority and HUD have entered into a Consolidated Annual Contributions Contract ("ACC") number: SF-201, dated July 21, 1953, as the same may be amended from time to time, which provides for grants and annual contributions to be made by HUD to assist the Authority in developing, maintaining, and operating its public housing units in accordance with all applicable public housing requirements (as further defined below); and

NOTE: FILL IN THE LATEST ACC NUMBER ON RECORD

NOTE: COMPLETE ONE OF THE FOLLOWING GROUPS OF PARAGRAPHS: DEVELOPMENT, MODERNIZATION OR MIXED FINANCE (STANDARD OR OPERATING FUNDS ONLY)

For Public Housing Development Declaration of Trust (complete these two paragraphs):

WHEREAS, as of the date of execution of this Declaration, the Capital Fund Grant ACC Amendment and ACC cover the low-income housing project located at 150 SW Ford Street, in the City of Winston County of Douglas in the State/Commonwealth of Oregon (which, together with any fixtures, rents, revenues, other income, and personalty related to such units and appurtenances shall hereafter collectively be referred to as the "Project") which will provide 16 dwelling units and necessary associated appurtenances;

WHEREAS, the Project and acquisition of the site or sites thereof have been assisted with a Capital Fund grant provided by HUD;

For Public Housing Modernization Declaration of Trust (complete these two paragraphs):

WHEREAS, as of the date of execution of this Declaration, the Capital Fund Grant ACC Amendment and the ACC cover a certain individual low-income housing project located at

R51916 in the City of Winston=16 units

County of Douglas in the State/Commonwealth of State of Oregon (which, together with any fixtures, rents, revenues, other income, and personalty related to such units and appurtenances shall hereafter collectively be referred to as the "Project") which will provide 16 dwelling units and necessary associated appurtenances; and

WHEREAS, the modernization of the Project will have been assisted with a Capital Fund grant provided by HUD.

For Mixed Finance Declarations of Restrictive Covenants (standard) (complete these two paragraphs):

WHEREAS, as of the date of execution of this Declaration, HUD and the Authority have entered into a certain Mixed Finance Amendment, Amendment No. [13] to the ACC ("Mixed Finance ACC Amendment"), adding the [12] public housing units and any necessary associated appurtenances to the ACC under project number [15] located at [8] in the City of [9] , County of [10] , in the State/Commonwealth of [11] (which, together with any fixtures, rents, revenues, other income, and personalty related to such units and appurtenances shall hereafter collectively be referred to as the "Project").

WHEREAS, the Authority and the Owner have entered into a Regulatory and Operating Agreement, and other Agreements, whereby the Authority has agreed to provide the Owner with assistance obtained under the Mixed Finance ACC Amendment to pay a portion of the development costs of the Project, and with Operating Fund assistance to assist in operating and maintaining the low income character of the public housing units in the Project;

For Mixed Finance Declarations of Restrictive Covenants (Operating Funds only) (complete these two paragraphs)

WHEREAS, as of the date of execution of this Declaration, HUD and the Authority have entered into a certain Mixed Finance Amendment to Consolidated Annual Contributions Contract for Projects Receiving Only Public Housing Operating Fund Assistance, Amendment No. [13] to the ACC ("Mixed Finance ACC Amendment"), adding the [14] public housing units and any associated appurtenances to the ACC under project number [14] located at [8] in the City of [9] , County of [10] , in the State of [11] (which, together with any fixtures, rents, revenues, other income, and personalty related to such units and appurtenances shall hereafter collectively be referred to as the "Project").

WHEREAS, the Authority and the Owner have entered into a Regulatory and Operating Agreement, and other Agreements, whereby the Authority has agreed to provide the Owner with Public Housing Operating Fund assistance derived under the Act to assist in operating and maintaining the low income character of the public housing units in the Project;

For Mixed Finance Declarations of Restrictive Covenants (standard and Operating Funds only) (complete these paragraph two paragraphs):

WHEREAS, in return for the receipt of such assistance, the Owner has agreed to develop, operate and maintain the Project in accordance with all requirements applicable to public housing, including, without limitation, the Act, HUD regulations thereunder (and, to the extent applicable, any HUD-approved waivers of

regulatory requirements), the ACC, the Mixed Finance ACC Amendment, the HOPE VI Grant Agreement (if applicable), this Declaration, and all pertinent Federal statutory, executive order, and regulatory requirements, as those requirements may be amended from time to time (all such requirements hereafter collectively referred to as the "Applicable Public Housing Requirements");

WHEREAS, as of the date of execution of this Declaration, title to the Project is held by [17A, 17B]

For Public Housing Development, Public Housing Modernization and Mixed Finance Development and Mixed Finance Operating Funds Only Projects (all of these paragraphs apply):

NOW, THEREFORE, to assure HUD of the performance by the Authority and the Owner (in the case of Mixed Finance Development or Mixed Finance Operating Funds Only), and any successors in interest to the Authority and Owner, of the Applicable Public Housing Requirements in connection with the development, operation and maintenance of the Project for the term of the low income use restrictions, the parties hereby acknowledge and agree:

1. The [17A AND B] does hereby acknowledge and declare that it is possessed of and holds title to the Project consisting of the real property located at [8] situated in the City of [9], County of [10], in the State/Commonwealth of [11], as more fully described in Exhibit A to this Declaration, and which is made a part hereof;
2. The [17A AND B] does hereby acknowledge and declare that it is possessed of and holds title to the Project in trust for the benefit of HUD, for the purposes hereinafter stated;
3. [18]
4. The Owner (if Mixed Finance Development or Mixed Finance Operating Funds Only) and Authority (in all cases) hereby declare and acknowledge that during the existence of the trust hereby created, the restrictive covenants set forth in this Declaration shall be, and are, covenants running with the Project for the period of the low-income use restrictions, and are binding upon the Owner (if Mixed Finance Development or Mixed Finance Operating Funds Only) and the Authority (in all cases), and their successors and assigns, for such term;
5. The Authority shall, or in the case of Mixed Finance Development or Mixed Finance Operating Funds only, cause the Owner to, develop, modernize or operate the Project in compliance with the Applicable Public Housing Requirements, and shall thereafter operate and maintain the Project in compliance with the Applicable Public Housing Requirements for the following periods:
 - (i) In the case of Public Housing Development or Mixed Finance Development (standard), for a 40-year period (for development work) and such 40-year period shall be extended for 10 years after the end of the last PHA fiscal year for which Operating Fund assistance is provided by the Authority on behalf of the Project, or as may be otherwise required by law or amended by law;
 - (ii) In the case of the use of Capital Funds for Public Housing Modernization or Modernization occurring after Mixed Finance Development (standard) or Mixed Finance Operating Funds Only), for a 20-year period that begins on the date on which the modernization is completed, or for such other period as may be required by law or amended by law and such 20-year period shall be extended for 10 years after the end of the last PHA fiscal year for which Operating Fund assistance is provided by the Authority on behalf of the Project, or as may be otherwise required by law or

- amended by law;
- (iii) In the case of Operating Fund only Projects, for a 10-year period expiring upon the conclusion of the fiscal year for which Operating Fund assistance is last provided by the Authority for the benefit of the Project Units, or as may be otherwise required by law or amended by law; or
6. In the case of Mixed Finance Operating Funds Only Projects, the Owner shall not, without the prior written approval of HUD or as may otherwise be authorized by law, dispose of the Project during and for 10 years after the end of the last PHA fiscal year in which the Project receives Operating Fund assistance from the Authority. The Authority may seek, pursuant to section 18 of the Act, an early termination of the 10-year prohibition on disposition and the low income use restrictions in the event of reduced appropriations of operating subsidies to the Authority under section 9(e) of the Act. In such case, HUD may approve in writing the disposition of the Project from the public housing program if it determines such action to be in the best interests of the Project residents and the Authority, and is otherwise consistent with the Act.
7. The Authority, or in the case of Mixed Finance Development or Mixed Finance Operating Funds Only, the Owner, shall remain seized of title to the Project and shall refrain from transferring, conveying, assigning, leasing, mortgaging, pledging, or otherwise encumbering or permitting or suffering any transfer of any kind of the Project, or any part thereof, or any rent, revenues, income, or receipts of the Project in connection therewith, or any of the benefits or contributions granted to it by or pursuant to the ACC, as amended, or any interest in any of the same, except to the extent approved in writing by HUD, as otherwise authorized by the ACC, as amended, or as authorized below:
- A. Deeds of trust and financing arrangements approved in writing by HUD under the terms of the Mixed Finance ACC Amendment, and transfer of the Project to the beneficiary under any such approved loans, by foreclosure or deed-in-lieu of foreclosure, or to a third-party purchaser at a foreclosure sale, provided that any such transfer shall be subject to the terms of this Declaration;
 - B. Dwelling leases with eligible families and lease of other spaces and facilities in the Project;
 - C. Conveyance or otherwise dispose of any real or personal property which is determined and approved by HUD to be excess to the needs of the Project;
 - D. Dedication of land for use as streets, alleys, or other public rights-of-way, and grants and easements for the establishment, operation, and maintenance of public utilities; and
 - E. Normal uses associated with the operation of the Project, to the extent authorized by the ACC.
8. (A) No transfer, conveyance, or assignment or release of this Declaration shall be made without the prior written approval of HUD including as well: (i) any interest of a managing member, general partner, or controlling stockholder (any such interest being referred to as a "Controlling Interest") of the Owner; or (ii) a Controlling Interest in any entity which has a

Controlling Interest in the Owner; or (iii) prior to the payment in full of all equity contributions described in the approved evidentiary documents listed in the Mixed Finance ACC Amendment, any other interest in the Owner, or in any partner or member thereof.

(B) Notwithstanding the foregoing, HUD consent is not required where a business organization that has a limited interest (non-controlling and non-managing) in the Owner transfers a non-controlling and non-managing interest in the business organization as long as the Owner: (i) provides HUD with written notice of such transfer; and (ii) certifies to HUD that the new owner of the limited interest remains obligated to fund its equity contribution in accordance with the terms of the HUD-approved organizational documents of the Owner.

(C) HUD will not unreasonably withhold, delay, or condition a request by the Owner for HUD's consent to an internal reorganization of the corporate or partnership structure of the Owner or any of the partners, members or stockholders of the Owner.

9. This Declaration shall first be approved by HUD and then be recorded at the expense of the Authority or the Owner (in the case of Mixed Finance Development (standard) or Mixed Finance Operating Funds Only) in the local land records of the Project and a recorded copy shall be provided to HUD.
10. This Declaration shall not be amended, modified or released without the prior written consent of HUD.
11. Upon expiration of the period during which the Project is required to be operated and maintained as public housing in accordance with the Applicable Public Housing Requirements, or otherwise upon HUD's approval to release this Declaration, HUD will execute a release of this Declaration by an instrument to be recorded in the appropriate land records (the "Release"). The Release shall be prepared by the Authority or the Owner (in the case of Mixed Finance Development or Mixed Finance Operating Funds Only) and recorded at the expense of Authority or Owner (in the case of Mixed Finance Development or Mixed Finance Operating Funds Only) and a copy provided to HUD.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the Authority and the Owner (in the case of Mixed Finance Development or Mixed Finance Operating Funds Only) have caused this Declaration to be executed by their duly authorized officers for proper recording in the public records.

The Housing Authority of Douglas County
Housing Authority

By: _____

Name: Janeal Kohler

Title: Executive Director

[4]

Owner

By: [20]

Name: [20]

Title: [20]

Public reporting burden for this collection of information is estimated to average 1 hour per response. HUD may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number. HUD will use this information to ensure that PHAs remain seized of the title of public housing projects and other public housing real property and refrain from transferring, conveying, assigning, leasing, mortgaging, pledging, or otherwise encumbering or permitting or suffering any transfer, conveyance, assignment, lease, mortgage, pledge or other encumbrance of said property or any part thereof, appurtenances thereto, or any rent, revenues, income, or receipts therefrom or in connection therewith, or any of the benefits or contributions granted to it by or pursuant to the ACC. The information requested does not lend itself to confidentiality.

This document may not be changed without HUD's prior written approval.

DECLARATION OF TRUST/RESTRICTIVE COVENANTS

THIS DECLARATION OF TRUST/RESTRICTIVE COVENANTS (the "Declaration") is made and entered into as of this 16 day of December, 2019 by and between The Housing Authority of Douglas County, Oregon, a public body corporate and politic, organized and existing under the laws of The State of Oregon, and if under a Mixed Finance Amendment to the Annual Contributions Contract, then also N/A (the "Owner"), _____, for the benefit of the United States of America, acting by and through the Secretary of Housing and Urban Development ("HUD").
NOTE: OPTION TO USE FOR ALL PUBLIC HOUSING OR MIXED FINANCE PUBLIC HOUSING – FILL IN PHA OR OWNER ENTITY

WHEREAS, pursuant to the U.S. Housing Act of 1937, as amended, and any successor legislation (the "Act") the Authority and HUD have entered into a Consolidated Annual Contributions Contract ("ACC") number: SF-201, dated July 21, 1953, as the same may be amended from time to time, which provides for grants and annual contributions to be made by HUD to assist the Authority in developing, maintaining, and operating its public housing units in accordance with all applicable public housing requirements (as further defined below); and

NOTE: FILL IN THE LATEST ACC NUMBER ON RECORD

NOTE: COMPLETE ONE OF THE FOLLOWING GROUPS OF PARAGRAPHS: DEVELOPMENT, MODERNIZATION OR MIXED FINANCE (STANDARD OR OPERATING FUNDS ONLY)

For Public Housing Development Declaration of Trust (complete these two paragraphs):

WHEREAS, as of the date of execution of this Declaration, the Capital Fund Grant ACC Amendment and ACC cover the low-income housing project located at 542 First and 363 Alder Street, in the City of Yoncalla County of Douglas in the State/Commonwealth of Oregon (which, together with any fixtures, rents, revenues, other income, and personalty related to such units and appurtenances shall hereafter collectively be referred to as the "Project") which will provide 15 dwelling units and necessary associated appurtenances;

WHEREAS, the Project and acquisition of the site or sites thereof have been assisted with a Capital Fund grant provided by HUD;

For Public Housing Modernization Declaration of Trust (complete these two paragraphs):

WHEREAS, as of the date of execution of this Declaration, the Capital Fund Grant ACC Amendment and the ACC cover a certain individual low-income housing project located at

R28115, R26987, R26979 and R26995 in the City of Yoncalla=15 units

County of Douglas in the State/Commonwealth of State of Oregon (which, together with any fixtures, rents, revenues, other income, and personalty related to such units and appurtenances shall hereafter collectively be referred to as the "Project") which will provide 15 dwelling units and necessary associated appurtenances; and

WHEREAS, the modernization of the Project will have been assisted with a Capital Fund grant provided by HUD.

For Mixed Finance Declarations of Restrictive Covenants (standard) (complete these two paragraphs):

WHEREAS, as of the date of execution of this Declaration, HUD and the Authority have entered into a certain Mixed Finance Amendment, Amendment No. [13] to the ACC ("Mixed Finance ACC Amendment"), adding the [12] public housing units and any necessary associated appurtenances to the ACC under project number [15] located at [8] in the City of [9] , County of [10] , in the State/Commonwealth of [11] (which, together with any fixtures, rents, revenues, other income, and personalty related to such units and appurtenances shall hereafter collectively be referred to as the "Project").

WHEREAS, the Authority and the Owner have entered into a Regulatory and Operating Agreement, and other Agreements, whereby the Authority has agreed to provide the Owner with assistance obtained under the Mixed Finance ACC Amendment to pay a portion of the development costs of the Project, and with Operating Fund assistance to assist in operating and maintaining the low income character of the public housing units in the Project;

For Mixed Finance Declarations of Restrictive Covenants (Operating Funds only) (complete these two paragraphs)

WHEREAS, as of the date of execution of this Declaration, HUD and the Authority have entered into a certain Mixed Finance Amendment to Consolidated Annual Contributions Contract for Projects Receiving Only Public Housing Operating Fund Assistance, Amendment No. [13] to the ACC ("Mixed Finance ACC Amendment"), adding the [14] public housing units and any associated appurtenances to the ACC under project number [14] located at [8] in the City of [9] , County of [10] , in the State of [11] (which, together with any fixtures, rents, revenues, other income, and personalty related to such units and appurtenances shall hereafter collectively be referred to as the "Project").

WHEREAS, the Authority and the Owner have entered into a Regulatory and Operating Agreement, and other Agreements, whereby the Authority has agreed to provide the Owner with Public Housing Operating Fund assistance derived under the Act to assist in operating and maintaining the low income character of the public housing units in the Project;

For Mixed Finance Declarations of Restrictive Covenants (standard and Operating Funds only) (complete these two paragraphs):

WHEREAS, in return for the receipt of such assistance, the Owner has agreed to develop, operate and maintain the Project in accordance with all requirements applicable to public housing, including, without limitation, the Act, HUD regulations thereunder (and, to the extent applicable, any HUD-approved waivers of

regulatory requirements), the ACC, the Mixed Finance ACC Amendment, the HOPE VI Grant Agreement (if applicable), this Declaration, and all pertinent Federal statutory, executive order, and regulatory requirements, as those requirements may be amended from time to time (all such requirements hereafter collectively referred to as the "Applicable Public Housing Requirements");

WHEREAS, as of the date of execution of this Declaration, title to the Project is held by [17A, 17B]

For Public Housing Development, Public Housing Modernization and Mixed Finance Development and Mixed Finance Operating Funds Only Projects (all of these paragraphs apply):

NOW, THEREFORE, to assure HUD of the performance by the Authority and the Owner (in the case of Mixed Finance Development or Mixed Finance Operating Funds Only), and any successors in interest to the Authority and Owner, of the Applicable Public Housing Requirements in connection with the development, operation and maintenance of the Project for the term of the low income use restrictions, the parties hereby acknowledge and agree:

1. The [17A AND B] does hereby acknowledge and declare that it is possessed of and holds title to the Project consisting of the real property located at [8] situated in the City of [9], County of [10], in the State/Commonwealth of [11], as more fully described in Exhibit A to this Declaration, and which is made a part hereof;
2. The [17A AND B] does hereby acknowledge and declare that it is possessed of and holds title to the Project in trust for the benefit of HUD, for the purposes hereinafter stated;
3. [18]
4. The Owner (if Mixed Finance Development or Mixed Finance Operating Funds Only) and Authority (in all cases) hereby declare and acknowledge that during the existence of the trust hereby created, the restrictive covenants set forth in this Declaration shall be, and are, covenants running with the Project for the period of the low-income use restrictions, and are binding upon the Owner (if Mixed Finance Development or Mixed Finance Operating Funds Only) and the Authority (in all cases), and their successors and assigns, for such term;
5. The Authority shall, or in the case of Mixed Finance Development or Mixed Finance Operating Funds only, cause the Owner to, develop, modernize or operate the Project in compliance with the Applicable Public Housing Requirements, and shall thereafter operate and maintain the Project in compliance with the Applicable Public Housing Requirements for the following periods:
 - (i) In the case of Public Housing Development or Mixed Finance Development (standard), for a 40-year period (for development work) and such 40-year period shall be extended for 10 years after the end of the last PHA fiscal year for which Operating Fund assistance is provided by the Authority on behalf of the Project, or as may be otherwise required by law or amended by law;
 - (ii) In the case of the use of Capital Funds for Public Housing Modernization or Modernization occurring after Mixed Finance Development (standard) or Mixed Finance Operating Funds Only), for a 20-year period that begins on the date on which the modernization is completed, or for such other period as may be required by law or amended by law and such 20-year period shall be extended for 10 years after the end of the last PHA fiscal year for which Operating Fund assistance is provided by the Authority on behalf of the Project, or as may be otherwise required by law or

- amended by law;
- (iii) In the case of Operating Fund only Projects, for a 10-year period expiring upon the conclusion of the fiscal year for which Operating Fund assistance is last provided by the Authority for the benefit of the Project Units, or as may be otherwise required by law or amended by law; or
6. In the case of Mixed Finance Operating Funds Only Projects, the Owner shall not, without the prior written approval of HUD or as may otherwise be authorized by law, dispose of the Project during and for 10 years after the end of the last PHA fiscal year in which the Project receives Operating Fund assistance from the Authority. The Authority may seek, pursuant to section 18 of the Act, an early termination of the 10-year prohibition on disposition and the low income use restrictions in the event of reduced appropriations of operating subsidies to the Authority under section 9(e) of the Act. In such case, HUD may approve in writing the disposition of the Project from the public housing program if it determines such action to be in the best interests of the Project residents and the Authority, and is otherwise consistent with the Act.
7. The Authority, or in the case of Mixed Finance Development or Mixed Finance Operating Funds Only, the Owner, shall remain seized of title to the Project and shall refrain from transferring, conveying, assigning, leasing, mortgaging, pledging, or otherwise encumbering or permitting or suffering any transfer of any kind of the Project, or any part thereof, or any rent, revenues, income, or receipts of the Project in connection therewith, or any of the benefits or contributions granted to it by or pursuant to the ACC, as amended, or any interest in any of the same, except to the extent approved in writing by HUD, as otherwise authorized by the ACC, as amended, or as authorized below:
- A. Deeds of trust and financing arrangements approved in writing by HUD under the terms of the Mixed Finance ACC Amendment, and transfer of the Project to the beneficiary under any such approved loans, by foreclosure or deed-in-lieu of foreclosure, or to a third-party purchaser at a foreclosure sale, provided that any such transfer shall be subject to the terms of this Declaration;
 - B. Dwelling leases with eligible families and lease of other spaces and facilities in the Project;
 - C. Conveyance or otherwise dispose of any real or personal property which is determined and approved by HUD to be excess to the needs of the Project;
 - D. Dedication of land for use as streets, alleys, or other public rights-of-way, and grants and easements for the establishment, operation, and maintenance of public utilities; and
 - E. Normal uses associated with the operation of the Project, to the extent authorized by the ACC.
8. (A) No transfer, conveyance, or assignment or release of this Declaration shall be made without the prior written approval of HUD including as well: (i) any interest of a managing member, general partner, or controlling stockholder (any such interest being referred to as a "Controlling Interest") of the Owner; or (ii) a Controlling Interest in any entity which has a

Controlling Interest in the Owner; or (iii) prior to the payment in full of all equity contributions described in the approved evidentiary documents listed in the Mixed Finance ACC Amendment, any other interest in the Owner, or in any partner or member thereof.

(B) Notwithstanding the foregoing, HUD consent is not required where a business organization that has a limited interest (non-controlling and non-managing) in the Owner transfers a non-controlling and non-managing interest in the business organization as long as the Owner: (i) provides HUD with written notice of such transfer; and (ii) certifies to HUD that the new owner of the limited interest remains obligated to fund its equity contribution in accordance with the terms of the HUD-approved organizational documents of the Owner.

(C) HUD will not unreasonably withhold, delay, or condition a request by the Owner for HUD's consent to an internal reorganization of the corporate or partnership structure of the Owner or any of the partners, members or stockholders of the Owner.

9. This Declaration shall first be approved by HUD and then be recorded at the expense of the Authority or the Owner (in the case of Mixed Finance Development (standard) or Mixed Finance Operating Funds Only) in the local land records of the Project and a recorded copy shall be provided to HUD.
10. This Declaration shall not be amended, modified or released without the prior written consent of HUD.
11. Upon expiration of the period during which the Project is required to be operated and maintained as public housing in accordance with the Applicable Public Housing Requirements, or otherwise upon HUD's approval to release this Declaration, HUD will execute a release of this Declaration by an instrument to be recorded in the appropriate land records (the "Release"). The Release shall be prepared by the Authority or the Owner (in the case of Mixed Finance Development or Mixed Finance Operating Funds Only) and recorded at the expense of Authority or Owner (in the case of Mixed Finance Development or Mixed Finance Operating Funds Only) and a copy provided to HUD.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the Authority and the Owner (in the case of Mixed Finance Development or Mixed Finance Operating Funds Only) have caused this Declaration to be executed by their duly authorized officers for proper recording in the public records.

The Housing Authority of Douglas County
Housing Authority

By: _____
Name: Janeal Kohler
Title: Executive Director

[4]
Owner

By: _____
Name: [20]
Title: [20]



5.5.c - Summary of Estimated Value

Estimated Value of the Proposed Property

The estimated value of the proposed property was determined by pulling the county tax assessor's 2023 Real Market Value for each property. The Tax Assessor Property Details for each property follow this page. Below is a summary of the values.

Property Location	Tax Assessor RMV
Roseburg	\$4,976,054.00
Oakland	\$342,760.00
Riddle	\$351,211.00
Winston	\$1,174,572.00
Yoncalla (1)	\$265,294.00
Yoncalla (2)	\$81,116.00
Yoncalla (3)	\$107,864.00
Yoncalla (4)	\$81,116.00
Total:	\$7,379,987.00

Property R14097 Owner HOUSING AUTHORITY OF DOUGLAS Property Address 1912 W BERTHA AVE, ROSEBURG, OR 97471

2024 GENERAL INFORMATION

Property Status A ACTIVE
 Property Type Commercial
 Legal Description TRACT M&B V190 P206 LESS RD, ACRES 10.30
 Alternate Account Number 9034.02
 Neighborhood CH6 HARVARD AVE - COMMERCIAL
 Map Number 27-06W-23AC-00100
 Property Use 901 - X-HOUSING AUTHORITY
 Levy Code Area 00401
 Zoning -

RELATED PROPERTIES

Linked Properties -

2024 OWNER INFORMATION

Owner Name HOUSING AUTHORITY OF DOUGLAS
 Mailing Address COUNTY 1000 W STANTON ST ROSEBURG, OR 97471

EXEMPTIONS/DEFERRALS

EXEMPTION CODE	EXEMPTION DESCRIPTION	EXPIRATION YEAR
HA	HOUSING AUTHORITY (307.092)	-

2023 IMPROVEMENTS

[⌘ Expand/Collapse All](#)

Improvement #1 Improvement Type Beds
 - DC - DUPLEX-COST METHOD 2

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	MAIN AREA	3	1953	1,404	⌘ Details
	Eff Yr Built 1953	Adjustment % -		Roof Styles R-COMP-M, GABLE	
	Baths BATH1	Heat/AC BB		Fireplaces -	
	Flooring LINO	Foundation R-CC		Int Finish R-DRYWALL	
	Ext Finish R-SIDING				
2	CONCRETE	1	-	320	⌘ Details
	Eff Yr Built 1975	Adjustment % -		Roof Styles -	

	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	CC	Foundation	-	Int Finish	-
	Ext Finish	-				
3	EP/MHADD/FAIR	1	-	144		Details
	Eff Yr Built	1975	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	-	Foundation	-	Int Finish	-
	Ext Finish	-				
4	ROOF EXTENSION (HVY)	1	-	64		Details
	Eff Yr Built	1975	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	-	Foundation	-	Int Finish	-
	Ext Finish	-				

Improvement #2 Improvement Type Beds
 - DC - DUPLEX-COST METHOD 2

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS	
1	MAIN AREA	3	1953	1,404	Details	
	Eff Yr Built	1953	Adjustment %	-	Roof Styles	R-COMP-M,GABLE
	Baths	BATH1	Heat/AC	BB	Fireplaces	-
	Flooring	LINO	Foundation	R-CC	Int Finish	R-DRYWALL
	Ext Finish	R-SIDING				
2	CONCRETE	1	-	320	Details	
	Eff Yr Built	1975	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	CC	Foundation	-	Int Finish	-
	Ext Finish	-				
3	EP/MHADD/FAIR	1	-	144	Details	
	Eff Yr Built	1975	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	-	Foundation	-	Int Finish	-
	Ext Finish	-				

4	ROOF EXTENSION (HVY)	1	-	64	Details
Eff Yr Built	1975	Adjustment %	-	Roof Styles	-
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	-	Foundation	-	Int Finish	-
Ext Finish	-				

Improvement #3 Improvement Type Beds
 - DC - DUPLEX-COST METHOD 2

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	MAIN AREA	3	1953	1,404	Details
Eff Yr Built	1965	Adjustment %	-	Roof Styles	R-COMP-M,GABLE
Baths	BATH1	Heat/AC	BB	Fireplaces	-
Flooring	LINO	Foundation	R-CC	Int Finish	R-DRYWALL
Ext Finish	R-SIDING				
2	CONCRETE	1	-	320	Details
Eff Yr Built	1975	Adjustment %	-	Roof Styles	-
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	CC	Foundation	-	Int Finish	-
Ext Finish	-				
3	EP/MHADD/FAIR	1	-	144	Details
Eff Yr Built	1975	Adjustment %	-	Roof Styles	-
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	-	Foundation	-	Int Finish	-
Ext Finish	-				
4	ROOF EXTENSION (HVY)	1	-	64	Details
Eff Yr Built	1975	Adjustment %	-	Roof Styles	-
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	-	Foundation	-	Int Finish	-
Ext Finish	-				

Improvement #4 Improvement Type Beds
 - DC - DUPLEX-COST METHOD 2

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
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1	MAIN AREA	3	1953	1,404	Details
	Eff Yr Built	1965	Adjustment %	-	Roof Styles
	Baths	BATH1	Heat/AC	BB	Fireplaces
	Flooring	LINO	Foundation	R-CC	Int Finish
	Ext Finish	R-SIDING			R-DRYWALL
2	CONCRETE	1	-	320	Details
	Eff Yr Built	1975	Adjustment %	-	Roof Styles
	Baths	-	Heat/AC	-	Fireplaces
	Flooring	CC	Foundation	-	Int Finish
	Ext Finish	-			-
3	EP/MHADD/FAIR	1	-	144	Details
	Eff Yr Built	1975	Adjustment %	-	Roof Styles
	Baths	-	Heat/AC	-	Fireplaces
	Flooring	-	Foundation	-	Int Finish
	Ext Finish	-			-
4	ROOF EXTENSION (HVY)	1	-	64	Details
	Eff Yr Built	1975	Adjustment %	-	Roof Styles
	Baths	-	Heat/AC	-	Fireplaces
	Flooring	-	Foundation	-	Int Finish
	Ext Finish	-			-

Improvement #5 Improvement Type Beds
 - DC - DUPLEX-COST METHOD 2

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	MAIN AREA	3	1953	1,404	Details
	Eff Yr Built	1953	Adjustment %	-	Roof Styles
	Baths	BATH1	Heat/AC	BB	Fireplaces
	Flooring	LINO	Foundation	R-CC	Int Finish
	Ext Finish	R-SIDING			R-DRYWALL
2	CONCRETE	1	-	320	Details
	Eff Yr Built	1975	Adjustment %	-	Roof Styles
	Baths	-	Heat/AC	-	Fireplaces

	Flooring	CC	Foundation	-	Int Finish	-
	Ext Finish	-				
3	EP/MHADD/FAIR	1	-	144	Details	
	Eff Yr Built	1975	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	-	Foundation	-	Int Finish	-
	Ext Finish	-				
4	ROOF EXTENSION (HVY)	1	-	64	Details	
	Eff Yr Built	1975	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	-	Foundation	-	Int Finish	-
	Ext Finish	-				

Improvement #6 Improvement Type Beds
 - DC - DUPLEX-COST METHOD 4

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS	
1	MAIN AREA	3+	1953	1,170	Details	
	Eff Yr Built	1953	Adjustment %	-	Roof Styles	R-COMP-M, GABLE
	Baths	BATH1	Heat/AC	FA	Fireplaces	-
	Flooring	LINO	Foundation	R-CC	Int Finish	R-DRYWALL
	Ext Finish	R-SIDING				
2	2ND FLR FIN	3+	-	1,170	Details	
	Eff Yr Built	-	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	FA	Fireplaces	-
	Flooring	-	Foundation	-	Int Finish	-
	Ext Finish	-				
3	EP/MHADD/FAIR	1	-	144	Details	
	Eff Yr Built	1975	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	-	Foundation	-	Int Finish	-
	Ext Finish	-				
4	ROOF EXTENSION (HVY)	1	-	108	Details	

Eff Yr Built	1975	Adjustment %	-	Roof Styles	-
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	-	Foundation	-	Int Finish	-
Ext Finish	-				

Improvement #7 Improvement Type Beds
 - DC - DUPLEX-COST METHOD 3

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	MAIN AREA	3+	1953	1,768	↗ Details
	Eff Yr Built	Adjustment %	-	Roof Styles	R-COMP-M,GABLE
	Baths	Heat/AC	FA	Fireplaces	-
	Flooring	Foundation	R-CC	Int Finish	R-DRYWALL
	Ext Finish				
2	CONCRETE	1	-	320	↗ Details
	Eff Yr Built	Adjustment %	-	Roof Styles	-
	Baths	Heat/AC	-	Fireplaces	-
	Flooring	Foundation	-	Int Finish	-
	Ext Finish				
3	EP/MHADD/FAIR	1	-	144	↗ Details
	Eff Yr Built	Adjustment %	-	Roof Styles	-
	Baths	Heat/AC	-	Fireplaces	-
	Flooring	Foundation	-	Int Finish	-
	Ext Finish				
4	ROOF EXTENSION (HVY)	1	-	64	↗ Details
	Eff Yr Built	Adjustment %	-	Roof Styles	-
	Baths	Heat/AC	-	Fireplaces	-
	Flooring	Foundation	-	Int Finish	-
	Ext Finish				

Improvement #8 Improvement Type Beds
 - DC - DUPLEX-COST METHOD 2

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	MAIN AREA	3	1953	1,404	↗ Details

	Eff Yr Built	1953	Adjustment %	-	Roof Styles	R-COMP-M,GABLE
	Baths	BATH1	Heat/AC	BB	Fireplaces	-
	Flooring	LINO	Foundation	R-CC	Int Finish	R-DRYWALL
	Ext Finish	R-SIDING				
2	CONCRETE	1	-	320		Details
	Eff Yr Built	1975	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	CC	Foundation	-	Int Finish	-
	Ext Finish	-				
3	EP/MHADD/FAIR	1	-	144		Details
	Eff Yr Built	1975	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	-	Foundation	-	Int Finish	-
	Ext Finish	-				
4	ROOF EXTENSION (HVY)	1	-	64		Details
	Eff Yr Built	1975	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	-	Foundation	-	Int Finish	-
	Ext Finish	-				

Improvement #9 Improvement Type Beds
 - DC - DUPLEX-COST METHOD 1

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS	
1	MAIN AREA	3	1953	1,118	Details	
	Eff Yr Built	1953	Adjustment %	-	Roof Styles	R-COMP-M,GABLE
	Baths	BATH1	Heat/AC	BB	Fireplaces	-
	Flooring	LINO	Foundation	R-CC	Int Finish	R-DRYWALL
	Ext Finish	R-SIDING				
2	CONCRETE	1	-	192	Details	
	Eff Yr Built	1975	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	CC	Foundation	-	Int Finish	-

Ext Finish		-			
3	EP/MHADD/FAIR	1	48	↗ Details	
Eff Yr Built	1975	Adjustment %	-	Roof Styles	-
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	-	Foundation	-	Int Finish	-
Ext Finish	-				
4	ROOF EXTENSION (HVY)	1	36	↗ Details	
Eff Yr Built	1975	Adjustment %	-	Roof Styles	-
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	-	Foundation	-	Int Finish	-
Ext Finish	-				

Improvement #10 Improvement Type Beds
 - DC - DUPLEX-COST METHOD 2

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	MAIN AREA	3	1953	1,404	↗ Details
Eff Yr Built	1953	Adjustment %	-	Roof Styles	R-COMP-M,GABLE
Baths	BATH1	Heat/AC	BB	Fireplaces	-
Flooring	LINO	Foundation	R-CC	Int Finish	R-DRYWALL
Ext Finish	R-SIDING				
2	CONCRETE	1	-	320	↗ Details
Eff Yr Built	1975	Adjustment %	-	Roof Styles	-
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	CC	Foundation	-	Int Finish	-
Ext Finish	-				
3	EP/MHADD/FAIR	1	-	144	↗ Details
Eff Yr Built	1975	Adjustment %	-	Roof Styles	-
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	-	Foundation	-	Int Finish	-
Ext Finish	-				
4	ROOF EXTENSION (HVY)	1	-	64	↗ Details
Eff Yr Built	1975	Adjustment %	-	Roof Styles	-

Baths	-	Heat/AC	-	Fireplaces	-
Flooring	-	Foundation	-	Int Finish	-
Ext Finish	-				

Improvement #11 Improvement Type Beds
 - DC - DUPLEX-COST METHOD 2

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	MAIN AREA	3	1953	1,404	Details
	Eff Yr Built	1953	Adjustment %	-	Roof Styles R-COMP-M,GABLE
	Baths	BATH1	Heat/AC	BB	Fireplaces -
	Flooring	LINO	Foundation	R-CC	Int Finish R-DRYWALL
	Ext Finish	R-SIDING			
2	CONCRETE	1	-	320	Details
	Eff Yr Built	1975	Adjustment %	-	Roof Styles -
	Baths	-	Heat/AC	-	Fireplaces -
	Flooring	CC	Foundation	-	Int Finish -
	Ext Finish	-			
3	EP/MHADD/FAIR	1	-	144	Details
	Eff Yr Built	1975	Adjustment %	-	Roof Styles -
	Baths	-	Heat/AC	-	Fireplaces -
	Flooring	-	Foundation	-	Int Finish -
	Ext Finish	-			
4	ROOF EXTENSION (HVY)	1	-	64	Details
	Eff Yr Built	1975	Adjustment %	-	Roof Styles -
	Baths	-	Heat/AC	-	Fireplaces -
	Flooring	-	Foundation	-	Int Finish -
	Ext Finish	-			

Improvement #12 Improvement Type Beds
 - DC - DUPLEX-COST METHOD 1

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	MAIN AREA	3	1953	1,118	Details
	Eff Yr Built	1953	Adjustment %	-	Roof Styles R-COMP-M,GABLE
	Baths	BATH1	Heat/AC	BB	Fireplaces -

	Flooring	LINO		Foundation	R-CC		Int Finish	R-DRYWALL
	Ext Finish	R-SIDING						
2	CONCRETE		1	-		192		Details
	Eff Yr Built	1975		Adjustment %	-		Roof Styles	-
	Baths	-		Heat/AC	-		Fireplaces	-
	Flooring	CC		Foundation	-		Int Finish	-
	Ext Finish	-						
3	EP/MHADD/FAIR		1	-		48		Details
	Eff Yr Built	1975		Adjustment %	-		Roof Styles	-
	Baths	-		Heat/AC	-		Fireplaces	-
	Flooring	-		Foundation	-		Int Finish	-
	Ext Finish	-						
4	ROOF EXTENSION (HVY)		1	-		36		Details
	Eff Yr Built	1975		Adjustment %	-		Roof Styles	-
	Baths	-		Heat/AC	-		Fireplaces	-
	Flooring	-		Foundation	-		Int Finish	-
	Ext Finish	-						

Improvement #13 Improvement Type Beds
 - DC - DUPLEX-COST METHOD 2

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	MAIN AREA	3	1953	1,404	Details
	Eff Yr Built	1953		Adjustment %	-
	Baths	BATH1		Heat/AC	BB
	Flooring	LINO		Foundation	R-CC
	Ext Finish	R-SIDING		Int Finish	R-DRYWALL
2	CONCRETE	1	-	320	Details
	Eff Yr Built	1975		Adjustment %	-
	Baths	-		Heat/AC	-
	Flooring	CC		Foundation	-
	Ext Finish	-		Int Finish	-
3	EP/MHADD/FAIR	1	-	144	Details

Eff Yr Built	1975	Adjustment %	-	Roof Styles	-
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	-	Foundation	-	Int Finish	-
Ext Finish	-				
4	ROOF EXTENSION (HVY)	1	-	64	Details
Eff Yr Built	1975	Adjustment %	-	Roof Styles	-
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	-	Foundation	-	Int Finish	-
Ext Finish	-				

Improvement #14 Improvement Type Beds
 - DC - DUPLEX-COST METHOD 1

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS	
1	MAIN AREA	3	1953	1,118	Details	
	Eff Yr Built	1953	Adjustment %	-	Roof Styles	R-COMP-M,GABLE
	Baths	BATH1	Heat/AC	BB	Fireplaces	-
	Flooring	LINO	Foundation	R-CC	Int Finish	R-DRYWALL
	Ext Finish	R-SIDING				
2	CONCRETE	1	-	192	Details	
	Eff Yr Built	1975	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	CC	Foundation	-	Int Finish	-
	Ext Finish	-				
3	EP/MHADD/FAIR	1	-	48	Details	
	Eff Yr Built	1975	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	-	Foundation	-	Int Finish	-
	Ext Finish	-				
4	ROOF EXTENSION (HVY)	1	-	36	Details	
	Eff Yr Built	1975	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	-	Foundation	-	Int Finish	-

Ext Finish	-
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<input type="checkbox"/> Improvement #15	Improvement Type	Beds
-	DC - DUPLEX-COST METHOD	2

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	MAIN AREA	3	1953	1,404	⌄ Details
	Eff Yr Built	1953	Adjustment %	-	Roof Styles R-COMP-M,GABLE
	Baths	BATH1	Heat/AC	BB	Fireplaces -
	Flooring	LINO	Foundation	R-CC	Int Finish R-DRYWALL
	Ext Finish	R-SIDING			
2	CONCRETE	1	-	320	⌄ Details
	Eff Yr Built	1975	Adjustment %	-	Roof Styles -
	Baths	-	Heat/AC	-	Fireplaces -
	Flooring	CC	Foundation	-	Int Finish -
	Ext Finish	-			
3	EP/MHADD/FAIR	1	-	144	⌄ Details
	Eff Yr Built	1975	Adjustment %	-	Roof Styles -
	Baths	-	Heat/AC	-	Fireplaces -
	Flooring	-	Foundation	-	Int Finish -
	Ext Finish	-			
4	ROOF EXTENSION (HVY)	1	-	64	⌄ Details
	Eff Yr Built	1975	Adjustment %	-	Roof Styles -
	Baths	-	Heat/AC	-	Fireplaces -
	Flooring	-	Foundation	-	Int Finish -
	Ext Finish	-			

<input type="checkbox"/> Improvement #16	Improvement Type	Beds
-	DC - DUPLEX-COST METHOD	32

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	MAIN AREA	3+	1953	1,768	⌄ Details
	Eff Yr Built	1953	Adjustment %	-	Roof Styles R-COMP-M,GABLE
	Baths	BATH1	Heat/AC	FA	Fireplaces -
	Flooring	LINO	Foundation	R-CC	Int Finish R-DRYWALL
	Ext Finish	-			

2	CONCRETE	1	-	320	↗ Details
Eff Yr Built	1975	Adjustment %	-	Roof Styles	-
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	CC	Foundation	-	Int Finish	-
Ext Finish	-				
3	EP/MHADD/FAIR	1	-	144	↗ Details
Eff Yr Built	1975	Adjustment %	-	Roof Styles	-
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	-	Foundation	-	Int Finish	-
Ext Finish	-				
4	ROOF EXTENSION (HVY)	1	-	64	↗ Details
Eff Yr Built	1975	Adjustment %	-	Roof Styles	-
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	-	Foundation	-	Int Finish	-
Ext Finish	-				

Improvement #17 Improvement Type Beds
 - DC - DUPLEX-COST METHOD 32

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	MAIN AREA	3+	1953	1,768	↗ Details
Eff Yr Built	1953	Adjustment %	-	Roof Styles	R-COMP-M,GABLE
Baths	BATH1	Heat/AC	FA	Fireplaces	-
Flooring	LINO	Foundation	R-CC	Int Finish	R-DRYWALL
Ext Finish	R-SIDING				
2	CONCRETE	1	-	320	↗ Details
Eff Yr Built	1975	Adjustment %	-	Roof Styles	-
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	CC	Foundation	-	Int Finish	-
Ext Finish	-				
3	EP/MHADD/FAIR	1	-	144	↗ Details
Eff Yr Built	1975	Adjustment %	-	Roof Styles	-

Baths	-	Heat/AC	-	Fireplaces	-
Flooring	-	Foundation	-	Int Finish	-
Ext Finish	-				
4	ROOF EXTENSION (HVY)	1	-	64	Details
Eff Yr Built	1975	Adjustment %	-	Roof Styles	-
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	-	Foundation	-	Int Finish	-
Ext Finish	-				

Improvement #18 Improvement Type Beds
 - DC - DUPLEX-COST METHOD 2

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	MAIN AREA	3	1953	1,404	Details
	Eff Yr Built	1953	Adjustment %	-	Roof Styles R-COMP-M,GABLE
	Baths	BATH1	Heat/AC	BB	Fireplaces -
	Flooring	LINO	Foundation	R-CC	Int Finish R-DRYWALL
	Ext Finish	R-SIDING			
2	CONCRETE	1	-	320	Details
	Eff Yr Built	1975	Adjustment %	-	Roof Styles -
	Baths	-	Heat/AC	-	Fireplaces -
	Flooring	CC	Foundation	-	Int Finish -
	Ext Finish	-			
3	EP/MHADD/FAIR	1	-	144	Details
	Eff Yr Built	1975	Adjustment %	-	Roof Styles -
	Baths	-	Heat/AC	-	Fireplaces -
	Flooring	-	Foundation	-	Int Finish -
	Ext Finish	-			
4	ROOF EXTENSION (HVY)	1	-	64	Details
	Eff Yr Built	1975	Adjustment %	-	Roof Styles -
	Baths	-	Heat/AC	-	Fireplaces -
	Flooring	-	Foundation	-	Int Finish -
	Ext Finish	-			

Improvement #19 Improvement Type Beds
 - DC - DUPLEX-COST METHOD 1

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	MAIN AREA	3	1953	1,118	↗ Details
	Eff Yr Built	1953	Adjustment %	-	Roof Styles R-COMP-M,GABLE
	Baths	BATH1	Heat/AC	BB	Fireplaces -
	Flooring	LINO	Foundation	R-CC	Int Finish R-DRYWALL
	Ext Finish	R-SIDING			
2	CONCRETE	1	-	192	↗ Details
	Eff Yr Built	1975	Adjustment %	-	Roof Styles -
	Baths	-	Heat/AC	-	Fireplaces -
	Flooring	CC	Foundation	-	Int Finish -
	Ext Finish	-			
3	EP/MHADD/FAIR	1	-	48	↗ Details
	Eff Yr Built	1975	Adjustment %	-	Roof Styles -
	Baths	-	Heat/AC	-	Fireplaces -
	Flooring	-	Foundation	-	Int Finish -
	Ext Finish	-			
4	ROOF EXTENSION (HVY)	1	-	36	↗ Details
	Eff Yr Built	1975	Adjustment %	-	Roof Styles -
	Baths	-	Heat/AC	-	Fireplaces -
	Flooring	-	Foundation	-	Int Finish -
	Ext Finish	-			

Improvement #20 Improvement Type Beds
 - DC - DUPLEX-COST METHOD 2

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	MAIN AREA	3	1953	1,404	↗ Details
	Eff Yr Built	1953	Adjustment %	-	Roof Styles R-COMP-M,GABLE
	Baths	BATH1	Heat/AC	BB	Fireplaces -
	Flooring	LINO	Foundation	R-CC	Int Finish R-DRYWALL
	Ext Finish	R-SIDING			
2	CONCRETE	1	-	320	↗ Details

Eff Yr Built	1975	Adjustment %	-	Roof Styles	-
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	CC	Foundation	-	Int Finish	-
Ext Finish	-				
3	EP/MHADD/FAIR	1	-	144	Details
Eff Yr Built	1975	Adjustment %	-	Roof Styles	-
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	-	Foundation	-	Int Finish	-
Ext Finish	-				
4	ROOF EXTENSION (HVY)	1	-	64	Details
Eff Yr Built	1975	Adjustment %	-	Roof Styles	-
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	-	Foundation	-	Int Finish	-
Ext Finish	-				

Improvement #21 Improvement Type Beds
 - DC - DUPLEX-COST METHOD 2

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS	
1	MAIN AREA	3	1953	1,404	Details	
	Eff Yr Built	1953	Adjustment %	-	Roof Styles	R-COMP-M,GABLE
	Baths	BATH1	Heat/AC	BB	Fireplaces	-
	Flooring	LINO	Foundation	R-CC	Int Finish	R-DRYWALL
	Ext Finish	R-SIDING				
2	CONCRETE	1	-	320	Details	
	Eff Yr Built	1975	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	CC	Foundation	-	Int Finish	-
	Ext Finish	-				
3	EP/MHADD/FAIR	1	-	144	Details	
	Eff Yr Built	1975	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	-	Foundation	-	Int Finish	-

Ext Finish	-				
4	ROOF EXTENSION (HVY)	1	-	64	Details
Eff Yr Built	1975	Adjustment %	-	Roof Styles	-
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	-	Foundation	-	Int Finish	-
Ext Finish	-				

Improvement #22 Improvement Type Beds
 - DC - DUPLEX-COST METHOD 1

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	MAIN AREA	3	1953	1,118	Details
Eff Yr Built	1953	Adjustment %	-	Roof Styles	R-COMP-M,GABLE
Baths	BATH1	Heat/AC	BB	Fireplaces	-
Flooring	LINO	Foundation	R-CC	Int Finish	R-DRYWALL
Ext Finish	R-SIDING				
2	CONCRETE	1	-	192	Details
Eff Yr Built	1975	Adjustment %	-	Roof Styles	-
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	CC	Foundation	-	Int Finish	-
Ext Finish	-				
3	EP/MHADD/FAIR	1	-	48	Details
Eff Yr Built	1975	Adjustment %	-	Roof Styles	-
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	-	Foundation	-	Int Finish	-
Ext Finish	-				
4	ROOF EXTENSION (HVY)	1	-	36	Details
Eff Yr Built	1975	Adjustment %	-	Roof Styles	-
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	-	Foundation	-	Int Finish	-
Ext Finish	-				

Improvement #23 Improvement Type Beds
 - DC - DUPLEX-COST METHOD 2

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	MAIN AREA	3	1953	1,404	Details
	Eff Yr Built	1953	Adjustment %	-	Roof Styles R-COMP-M,GABLE
	Baths	BATH1	Heat/AC	BB	Fireplaces -
	Flooring	LINO	Foundation	R-CC	Int Finish R-DRYWALL
	Ext Finish	R-SIDING			
2	EP/MHADD/FAIR	1	-	144	Details
	Eff Yr Built	1975	Adjustment %	-	Roof Styles -
	Baths	-	Heat/AC	-	Fireplaces -
	Flooring	-	Foundation	-	Int Finish -
	Ext Finish	-			
3	CONCRETE	1	-	320	Details
	Eff Yr Built	1975	Adjustment %	-	Roof Styles -
	Baths	-	Heat/AC	-	Fireplaces -
	Flooring	CC	Foundation	-	Int Finish -
	Ext Finish	-			
4	ROOF EXTENSION (HVY)	1	-	64	Details
	Eff Yr Built	1975	Adjustment %	-	Roof Styles -
	Baths	-	Heat/AC	-	Fireplaces -
	Flooring	-	Foundation	-	Int Finish -
	Ext Finish	-			

Improvement #24 Improvement Type Beds
 - DC - DUPLEX-COST METHOD 32

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	MAIN AREA	3+	1953	1,768	Details
	Eff Yr Built	1953	Adjustment %	-	Roof Styles R-COMP-M,GABLE
	Baths	BATH1	Heat/AC	FA	Fireplaces -
	Flooring	LINO	Foundation	R-CC	Int Finish R-DRYWALL
	Ext Finish	R-SIDING			
2	CONCRETE	1	-	320	Details
	Eff Yr Built	1975	Adjustment %	-	Roof Styles -

	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	CC	Foundation	-	Int Finish	-
	Ext Finish	-				
3	EP/MHADD/FAIR	1	-	144		Details
	Eff Yr Built	1975	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	-	Foundation	-	Int Finish	-
	Ext Finish	-				
4	ROOF EXTENSION (HVY)	1	-	64		Details
	Eff Yr Built	1975	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	-	Foundation	-	Int Finish	-
	Ext Finish	-				

Improvement #25 Improvement Type Beds
 - DC - DUPLEX-COST METHOD 32

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS	
1	MAIN AREA	3+	1953	1,768	Details	
	Eff Yr Built	1953	Adjustment %	-	Roof Styles	R-COMP-M,GABLE
	Baths	BATH1	Heat/AC	FA	Fireplaces	-
	Flooring	LINO	Foundation	R-CC	Int Finish	R-DRYWALL
	Ext Finish	R-SIDING				
2	CONCRETE	1	-	320	Details	
	Eff Yr Built	1975	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	CC	Foundation	-	Int Finish	-
	Ext Finish	-				
3	EP/MHADD/FAIR	1	-	144	Details	
	Eff Yr Built	1975	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	-	Foundation	-	Int Finish	-
	Ext Finish	-				

4	ROOF EXTENSION (HVY)	1	-	64	Details
Eff Yr Built	1975	Adjustment %	-	Roof Styles	-
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	-	Foundation	-	Int Finish	-
Ext Finish	-				

<input type="checkbox"/> Improvement #26	Improvement Type	Beds
-	DC - DUPLEX-COST METHOD	1

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	MAIN AREA	3	1953	1,118	Details
Eff Yr Built	1953	Adjustment %	-	Roof Styles	R-COMP-M,GABLE
Baths	BATH1	Heat/AC	BB	Fireplaces	-
Flooring	LINO	Foundation	R-CC	Int Finish	R-DRYWALL
Ext Finish	R-SIDING				

2	CONCRETE	1	-	192	Details
Eff Yr Built	1975	Adjustment %	-	Roof Styles	-
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	CC	Foundation	-	Int Finish	-
Ext Finish	-				

3	EP/MHADD/FAIR	1	-	48	Details
Eff Yr Built	1975	Adjustment %	-	Roof Styles	-
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	-	Foundation	-	Int Finish	-
Ext Finish	-				

4	ROOF EXTENSION (HVY)	1	-	36	Details
Eff Yr Built	1975	Adjustment %	-	Roof Styles	-
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	-	Foundation	-	Int Finish	-
Ext Finish	-				

<input type="checkbox"/> Improvement #27	Improvement Type	Beds
-	DC - DUPLEX-COST METHOD	2

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
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1	MAIN AREA	3	1953	1,404	Details
	Eff Yr Built	1953	Adjustment %	-	Roof Styles R-COMP-M,GABLE
	Baths	BATH1	Heat/AC	BB	Fireplaces -
	Flooring	LINO	Foundation	R-CC	Int Finish R-DRYWALL
	Ext Finish	R-SIDING			
2	CONCRETE	1	-	320	Details
	Eff Yr Built	1975	Adjustment %	-	Roof Styles -
	Baths	-	Heat/AC	-	Fireplaces -
	Flooring	CC	Foundation	-	Int Finish -
	Ext Finish	-			
3	EP/MHADD/FAIR	1	-	144	Details
	Eff Yr Built	1975	Adjustment %	-	Roof Styles -
	Baths	-	Heat/AC	-	Fireplaces -
	Flooring	-	Foundation	-	Int Finish -
	Ext Finish	-			
4	ROOF EXTENSION (HVY)	1	-	64	Details
	Eff Yr Built	1975	Adjustment %	-	Roof Styles -
	Baths	-	Heat/AC	-	Fireplaces -
	Flooring	-	Foundation	-	Int Finish -
	Ext Finish	-			

Improvement #28 Improvement Type DC - DUPLEX-COST METHOD Beds 1

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	MAIN AREA	3	1953	1,118	Details
	Eff Yr Built	1953	Adjustment %	-	Roof Styles R-COMP-M,GABLE
	Baths	BATH1	Heat/AC	BB	Fireplaces -
	Flooring	LINO	Foundation	R-CC	Int Finish R-DRYWALL
	Ext Finish	R-SIDING			
2	CONCRETE	1	-	192	Details
	Eff Yr Built	1975	Adjustment %	-	Roof Styles -
	Baths	-	Heat/AC	-	Fireplaces -

	Flooring	CC	Foundation	-	Int Finish	-
	Ext Finish	-				
3	EP/MHADD/FAIR	1	-	48	Details	
	Eff Yr Built	1975	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	-	Foundation	-	Int Finish	-
	Ext Finish	-				
4	ROOF EXTENSION (HVY)	1	-	36	Details	
	Eff Yr Built	1975	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	-	Foundation	-	Int Finish	-
	Ext Finish	-				

Improvement #29 Improvement Type Beds
 - DC - DUPLEX-COST METHOD 2

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS	
1	MAIN AREA	3	1953	1,404	Details	
	Eff Yr Built	1953	Adjustment %	-	Roof Styles	R-COMP-M,GABLE
	Baths	BATH1	Heat/AC	BB	Fireplaces	-
	Flooring	LINO	Foundation	R-CC	Int Finish	R-DRYWALL
	Ext Finish	R-SIDING				
2	CONCRETE	1	-	320	Details	
	Eff Yr Built	1975	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	CC	Foundation	-	Int Finish	-
	Ext Finish	-				
3	EP/MHADD/FAIR	1	-	144	Details	
	Eff Yr Built	1975	Adjustment %	-	Roof Styles	-
	Baths	-	Heat/AC	-	Fireplaces	-
	Flooring	-	Foundation	-	Int Finish	-
	Ext Finish	-				
4	ROOF EXTENSION (HVY)	1	-	64	Details	

Eff Yr Built	1975	Adjustment %	-	Roof Styles	-
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	-	Foundation	-	Int Finish	-
Ext Finish	-				

Improvement #30 Improvement Type Beds
 - DC - DUPLEX-COST METHOD 4

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	MAIN AREA	3+	1953	1,170	⌄ Details
	Eff Yr Built	Adjustment %	-	Roof Styles	R-COMP-M, GABLE
	Baths	Heat/AC	FA	Fireplaces	-
	Flooring	Foundation	R-CC	Int Finish	R-DRYWALL
	Ext Finish				
2	2ND FLR FIN	3+	-	1,170	⌄ Details
	Eff Yr Built	Adjustment %	-	Roof Styles	-
	Baths	Heat/AC	FA	Fireplaces	-
	Flooring	Foundation	-	Int Finish	-
	Ext Finish				
3	EP/MHADD/FAIR	1	-	144	⌄ Details
	Eff Yr Built	Adjustment %	-	Roof Styles	-
	Baths	Heat/AC	-	Fireplaces	-
	Flooring	Foundation	-	Int Finish	-
	Ext Finish				
4	ROOF EXTENSION (HVY)	1	-	108	⌄ Details
	Eff Yr Built	Adjustment %	-	Roof Styles	-
	Baths	Heat/AC	-	Fireplaces	-
	Flooring	Foundation	-	Int Finish	-
	Ext Finish				

Improvement #31 Improvement Type Beds
 - FPX - FOURPLEX 0

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	MAIN AREA	3+	1995	2,967	⌄ Details

Eff Yr Built	2015	Adjustment %	-	Roof Styles	-
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	-	Foundation	-	Int Finish	-
Ext Finish	-				

Improvement #32 Improvement Type Beds
 - R - RESIDENTIAL 0

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	BLACK TOP/ASPHALT	1	-	2,340	↗ Details
	Eff Yr Built	1980	Adjustment %	-	Roof Styles -
	Baths	-	Heat/AC	-	Fireplaces -
	Flooring	-	Foundation	-	Int Finish -
	Ext Finish	-			
2	CONCRETE	1	-	280	↗ Details
	Eff Yr Built	1970	Adjustment %	-	Roof Styles -
	Baths	-	Heat/AC	-	Fireplaces -
	Flooring	-	Foundation	-	Int Finish -
	Ext Finish	-			
3	GP BLDG	6	1970	2,260	↗ Details
	Eff Yr Built	1975	Adjustment %	-	Roof Styles R-COMP-M,GABLE
	Baths	-	Heat/AC	-	Fireplaces -
	Flooring	CC	Foundation	-	Int Finish -
	Ext Finish	-			
4	COVERED CONC	1	2001	288	↗ Details
	Eff Yr Built	2001	Adjustment %	-	Roof Styles -
	Baths	-	Heat/AC	-	Fireplaces -
	Flooring	-	Foundation	-	Int Finish -
	Ext Finish	-			

Improvement #33 Improvement Type
 - CLUBHOUSE

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	Building	Wood or Steel Framed Exterior	1973	2,191	↗ Details

Walls					
Eff Yr Built	-	Adjustment %	-	Roof Styles	-
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	-	Foundation	-	Int Finish	-
Ext Finish	-				

[-] Improvement #34 Improvement Type
- OFFICE BUILDING

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	Building	Wood or Steel Framed Exterior Walls	2017	6,380	↗ Details
	Eff Yr Built	-	Adjustment %	-	Roof Styles -
	Baths	-	Heat/AC	-	Fireplaces -
	Flooring	-	Foundation	-	Int Finish -
	Ext Finish	-			

2023 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	EFX	10.30 Acres
TOTALS		448668.00 Sq. ft / 10.30 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2023	\$3,630,050	\$1,346,004	\$4,976,054	\$0	\$0
2022	\$3,647,758	\$1,346,004	\$4,993,762	\$0	\$0
2021	\$3,653,887	\$1,346,004	\$4,999,891	\$0	\$0
2020	\$3,630,260	\$1,346,004	\$4,976,264	\$0	\$0
2019	\$3,417,410	\$1,346,004	\$4,763,414	\$0	\$0
2018	\$2,938,346	\$1,346,004	\$4,284,350	\$0	\$0
2017	\$2,213,558	\$1,346,004	\$3,559,562	\$0	\$0

SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
	Unknown	HOUSING AUTHORITY OF DOUGLAS	V224 P602	-	DEED DEED

- If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

TAX SUMMARY

Effective Date: [Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2023	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2022	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2021	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2020	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2019	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2018	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2017	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2016	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2015	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2014	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2013	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2012	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2011	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2010	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2009	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2008	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2007	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2006	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2005	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2004	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2003	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2002	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2001	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2000	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00

TOTAL TAXES DUE	
Current Year Due	\$0.00
Past Years Due	\$0.00
Total Due	\$0.00

Payment History for R14097 not found.
Please contact the Assessor's office if you have further questions.

Property R34603 Owner HOUSING AUTHORITY OF DOUGLAS CO Property Address 1029 OAK ST, OAKLAND, OR 97462

2024 GENERAL INFORMATION

Property Status A ACTIVE
 Property Type Commercial
 Legal Description TRACT M&B V205 P304: M&B INST 240620: LESS PT SD, ACRES 1.82
 Alternate Account Number 31677.04
 Neighborhood A2 APARTMENTS - AA2
 Map Number 25-05W-04AD-01600
 Property Use 901 - X-HOUSING AUTHORITY
 Levy Code Area 00101
 Zoning -

RELATED PROPERTIES

Linked Properties -

2024 OWNER INFORMATION

Owner Name HOUSING AUTHORITY OF DOUGLAS CO
 Mailing Address 902 W STANTON ST ROSEBURG, OR 97471

EXEMPTIONS/DEFERRALS

EXEMPTION CODE	EXEMPTION DESCRIPTION	EXPIRATION YEAR
HA	HOUSING AUTHORITY (307.092)	-

2023 IMPROVEMENTS

[⌕ Expand/Collapse All](#)

Improvement #1 Improvement Type
 - APARTMENT

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	Building	Wood or Steel Framed Exterior Walls	1953	6,748	⌕ Details
	Eff Yr Built	1953	Adjustment %	-	Roof Styles -
	Baths	-	Heat/AC	-	Fireplaces -
	Flooring	-	Foundation	-	Int Finish -
	Ext Finish	-			

2023 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	EDX	0.91 Acres
L2	E15	0.91 Acres
TOTALS		79279.20 Sq. ft / 1.82 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2023	\$236,180	\$106,580	\$342,760	\$0	\$0
2022	\$236,180	\$106,580	\$342,760	\$0	\$0
2021	\$236,180	\$106,580	\$342,760	\$0	\$0
2020	\$236,180	\$106,580	\$342,760	\$0	\$0
2019	\$236,180	\$106,580	\$342,760	\$0	\$0
2018	\$236,180	\$106,580	\$342,760	\$0	\$0
2017	\$280,511	\$235,402	\$515,913	\$0	\$0

SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
10/15/1957	CITY OF OAKLAND	HOUSING AUTHORITY OF DOUGLAS CO	240620	\$1	QC QUIT CLAIM DEED
	Unknown	HOUSING AUTHORITY OF DOUGLAS CO	V205 P304	\$10	WD WARRANTY DEED

- If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

TAX SUMMARY

Effective Date: [Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2023	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2022	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2021	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2020	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2019	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2018	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2017	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2016	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00

TOTAL TAXES DUE

Current Year Due	\$0.00
Past Years Due	\$0.00
Total Due	\$0.00

2015	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2014	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2013	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2012	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2011	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2010	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2009	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2008	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2007	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2006	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2005	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2004	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2003	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2002	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2001	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2000	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00

Payment History for R34603 not found.

Please contact the Assessor's office if you have further questions.

Property R25734 Owner HOUSING AUTHORITY OF DOUGLAS CO Property Address 159 PARK ST, RIDDLE, OR 97469

2024 GENERAL INFORMATION

Property Status A ACTIVE
 Property Type Commercial
 Legal Description TRACT M&B V196 PG 2D, ACRES 1.52
 Alternate Account Number 75339.01
 Neighborhood A3 APARTMENTS - AA3
 Map Number 30-06W-24BD-00400
 Property Use 901 - X-HOUSING AUTHORITY
 Levy Code Area 07001
 Zoning -

RELATED PROPERTIES

Linked Properties -

2024 OWNER INFORMATION

Owner Name HOUSING AUTHORITY OF DOUGLAS CO
 Mailing Address 902 W STANTON ST ROSEBURG, OR 97471

EXEMPTIONS/DEFERRALS

EXEMPTION CODE	EXEMPTION DESCRIPTION	EXPIRATION YEAR
HA	HOUSING AUTHORITY (307.092)	-

2023 IMPROVEMENTS

[⌄ Expand/Collapse All](#)

Improvement #1 Improvement Type
 - APARTMENT

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	Building	Wood or Steel Framed Exterior Walls	1952	6,596	⌄ Details
	Eff Yr Built	-	Adjustment %	-	Roof Styles -
	Baths	-	Heat/AC	-	Fireplaces -
	Flooring	-	Foundation	-	Int Finish -
	Ext Finish	-			

2023 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	EFX	1.00 Acres
L2	EBX	0.52 Acres
TOTALS		66211.20 Sq. ft / 1.52 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2023	\$197,880	\$153,331	\$351,211	\$0	\$0
2022	\$197,880	\$153,331	\$351,211	\$0	\$0
2021	\$197,880	\$153,331	\$351,211	\$0	\$0
2020	\$229,541	\$177,864	\$407,405	\$0	\$0
2019	\$197,880	\$153,331	\$351,211	\$0	\$0
2018	\$197,880	\$153,331	\$351,211	\$0	\$0
2017	\$235,022	\$209,014	\$444,036	\$0	\$0

SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
	Unknown	HOUSING AUTHORITY OF DOUGLAS CO	V196 P2	-	DEED DEED

- If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

TAX SUMMARY

Effective Date: [Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2023	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2022	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2021	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2020	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2019	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2018	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2017	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2016	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2015	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00

TOTAL TAXES DUE	
Current Year Due	\$0.00
Past Years Due	\$0.00
Total Due	\$0.00

2014	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2013	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2012	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2011	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2010	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2009	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2008	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2007	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2006	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2005	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2004	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2003	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2002	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2001	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2000	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00

Payment History for R25734 not found.

Please contact the Assessor's office if you have further questions.

Property R51916 Owner HOUSING AUTHORITY OF DOUGLAS CO Property Address 80 FORD ST, WINSTON, OR 97496

2024 GENERAL INFORMATION

Property Status A ACTIVE
 Property Type Commercial
 Legal Description GLEN D HART TRACTS, LOT PT 6 & PT 7, ACRES 3.55
 Alternate Account Number 65594.06
 Neighborhood A2 APARTMENTS - AA2
 Map Number 28-06W-21CA-00100
 Property Use 901 - X-HOUSING AUTHORITY
 Levy Code Area 11604
 Zoning -

RELATED PROPERTIES

Linked Properties -

2024 OWNER INFORMATION

Owner Name HOUSING AUTHORITY OF DOUGLAS CO
 Mailing Address 902 W STANTON ST ROSEBURG, OR 97471

EXEMPTIONS/DEFERRALS

EXEMPTION CODE	EXEMPTION DESCRIPTION	EXPIRATION YEAR
HA	HOUSING AUTHORITY (307.092)	-

2023 IMPROVEMENTS

[⌘ Expand/Collapse All](#)

Improvement #1 Improvement Type
 - APARTMENT

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	Building	Wood or Steel Framed Exterior Walls	1963	13,516	⌘ Details
	Eff Yr Built	Adjustment %	-	Roof Styles	-
	Baths	Heat/AC	-	Fireplaces	-
	Flooring	Foundation	-	Int Finish	-
	Ext Finish				
2	Building	Wood or Steel Framed Exterior	-	1,260	⌘ Details

Walls					
Eff Yr Built	-	Adjustment %	-	Roof Styles	-
Baths	-	Heat/AC	-	Fireplaces	-
Flooring	-	Foundation	-	Int Finish	-
Ext Finish	-				

2023 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	EHX	2.30 Acres
L2	EDX	1.25 Acres
TOTALS		154638.00 Sq. ft / 3.55 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2023	\$664,920	\$509,652	\$1,174,572	\$0	\$0
2022	\$664,920	\$509,652	\$1,174,572	\$0	\$0
2021	\$664,920	\$509,652	\$1,174,572	\$0	\$0
2020	\$664,920	\$509,652	\$1,174,572	\$0	\$0
2019	\$664,920	\$509,652	\$1,174,572	\$0	\$0
2018	\$664,920	\$509,652	\$1,174,572	\$0	\$0
2017	\$571,379	\$605,314	\$1,176,693	\$0	\$0

SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
5/9/1962	THIELE, EDWARD & FLORENCE	HOUSING AUTHORITY OF DOUGLAS CO	308520	\$10	WD WARRANTY DEED
5/9/1962	TOWER, ETTA	HOUSING AUTHORITY OF DOUGLAS CO	308519	\$10	WD WARRANTY DEED

• If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

TAX SUMMARY

Effective Date: [Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2023	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00

TOTAL TAXES DUE	
Current Year Due	\$0.00
Past Years Due	\$0.00

2022	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2021	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2020	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2019	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2018	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2017	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2016	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2015	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2014	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2013	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2012	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2011	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2010	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2009	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2008	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2007	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2006	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2005	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2004	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2003	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2002	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2001	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2000	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00

Total Due	\$0.00
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Payment History for R51916 not found.
 Please contact the Assessor's office if you have further questions.

Property R28115 Owner HOUSING AUTHORITY OF DOUGLAS CO Property Address 119 DOUGLAS ST, YONCALLA, OR 97499

2024 GENERAL INFORMATION

Property Status A ACTIVE
 Property Type Commercial
 Legal Description DEVORE'S ADD, BLOCK 3, LOT 1-4: PT VAC ST, ACRES 1.03
 Alternate Account Number 29189.00
 Neighborhood A2 APARTMENTS - AA2
 Map Number 23-05W-04AD-03200
 Property Use 901 - X-HOUSING AUTHORITY
 Levy Code Area 03201
 Zoning -

RELATED PROPERTIES

Linked Properties -

2024 OWNER INFORMATION

Owner Name HOUSING AUTHORITY OF DOUGLAS CO
 Mailing Address 902 W STANTON ST ROSEBURG, OR 97471

EXEMPTIONS/DEFERRALS

EXEMPTION CODE	EXEMPTION DESCRIPTION	EXPIRATION YEAR
HA	HOUSING AUTHORITY (307.092)	-

2023 IMPROVEMENTS

[⌄ Expand/Collapse All](#)

Improvement #1 Improvement Type
 - APARTMENT

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	Building	Wood or Steel Framed Exterior Walls	1972	5,016	⌄ Details
	Eff Yr Built	1972	Adjustment %	-	Roof Styles -
	Baths	-	Heat/AC	-	Fireplaces -
	Flooring	-	Foundation	-	Int Finish -
	Ext Finish	-			

2023 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	EDX	1.03 Acres
TOTALS		44866.80 Sq. ft / 1.03 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2023	\$175,560	\$89,734	\$265,294	\$0	\$0
2022	\$175,560	\$89,734	\$265,294	\$0	\$0
2021	\$175,560	\$89,734	\$265,294	\$0	\$0
2020	\$175,560	\$89,734	\$265,294	\$0	\$0
2019	\$175,560	\$89,734	\$265,294	\$0	\$0
2018	\$175,560	\$89,734	\$265,294	\$0	\$0
2017	\$208,513	\$133,222	\$341,735	\$0	\$0

SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
3/31/1971	KRUSE, BERNICE R	HOUSING AUTHORITY OF DOUGLAS CO	1971-3650	\$4,750	WD WARRANTY DEED

• If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

TAX SUMMARY

Effective Date: [Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2023	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2022	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2021	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2020	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2019	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2018	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2017	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2016	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2015	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2014	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00

TOTAL TAXES DUE	
Current Year Due	\$0.00
Past Years Due	\$0.00
Total Due	\$0.00

2013	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2012	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2011	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2010	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2009	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2008	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2007	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2006	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2005	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2004	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2003	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2002	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2001	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2000	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00

Payment History for R28115 not found.

Please contact the Assessor's office if you have further questions.

Property R26979 Owner HOUSING AUTHORITY OF DOUGLAS CO Property Address 313 ALDER ST, YONCALLA, OR 97499

2024 GENERAL INFORMATION

Property Status A ACTIVE
 Property Type Commercial
 Legal Description YONCALLA, BLOCK 11, LOT 1 & N1/2 2, ACRES 0.25
 Alternate Account Number 29101.00
 Neighborhood A2 APARTMENTS - AA2
 Map Number 23-05W-03CB-01000
 Property Use 901 - X-HOUSING AUTHORITY
 Levy Code Area 03201
 Zoning -

RELATED PROPERTIES

Linked Properties -

2024 OWNER INFORMATION

Owner Name HOUSING AUTHORITY OF DOUGLAS CO
 Mailing Address 902 W STANTON ST ROSEBURG, OR 97471

EXEMPTIONS/DEFERRALS

EXEMPTION CODE	EXEMPTION DESCRIPTION	EXPIRATION YEAR
HA	HOUSING AUTHORITY (307.092)	-

2023 IMPROVEMENTS

⌘ Expand/Collapse All

[-] Improvement #1 Improvement Type
 - APARTMENT

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	Building	Wood or Steel Framed Exterior Walls	1972	5,651	⌘ Details
	Eff Yr Built	1972	Adjustment %	-	Roof Styles -
	Baths	-	Heat/AC	-	Fireplaces -
	Flooring	-	Foundation	-	Int Finish -
	Ext Finish	-			

2023 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	EDX	0.25 Acres
TOTALS		10890.00 Sq. ft / 0.25 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2023	\$59,336	\$21,780	\$81,116	\$0	\$0
2022	\$59,336	\$21,780	\$81,116	\$0	\$0
2021	\$59,336	\$21,780	\$81,116	\$0	\$0
2020	\$59,336	\$21,780	\$81,116	\$0	\$0
2019	\$59,336	\$21,780	\$81,116	\$0	\$0
2018	\$59,336	\$21,780	\$81,116	\$0	\$0
2017	\$70,473	\$45,269	\$115,742	\$0	\$0

SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
7/27/1971	MATHIS, STEWART L & FRANCES I	HOUSING AUTHORITY OF DOUGLAS CO	1971-10193	\$8,200	WD WARRANTY DEED

• If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

TAX SUMMARY

Effective Date: [Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2023	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2022	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2021	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2020	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2019	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2018	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2017	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2016	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2015	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2014	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00

TOTAL TAXES DUE	
Current Year Due	\$0.00
Past Years Due	\$0.00
Total Due	\$0.00

2013	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2012	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2011	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2010	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2009	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2008	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2007	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2006	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2005	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2004	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2003	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2002	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2001	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2000	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00

Payment History for R26979 not found.

Please contact the Assessor's office if you have further questions.

Property R26995 Owner HOUSING AUTHORITY OF DOUGLAS CO Property Address 363 ALDER ST, YONCALLA, OR 97499

2024 GENERAL INFORMATION

Property Status A ACTIVE
 Property Type Commercial
 Legal Description YONCALLA, BLOCK 11, LOT 4 & 5, ACRES 0.33
 Alternate Account Number 29104.00
 Neighborhood A2 APARTMENTS - AA2
 Map Number 23-05W-03CB-01200
 Property Use 901 - X-HOUSING AUTHORITY
 Levy Code Area 03201
 Zoning -

RELATED PROPERTIES

Linked Properties -

2024 OWNER INFORMATION

Owner Name HOUSING AUTHORITY OF DOUGLAS CO
 Mailing Address 902 W STANTON ST ROSEBURG, OR 97471

EXEMPTIONS/DEFERRALS

EXEMPTION CODE	EXEMPTION DESCRIPTION	EXPIRATION YEAR
HA	HOUSING AUTHORITY (307.092)	-

2023 IMPROVEMENTS

[Expand/Collapse All](#)

Improvement #1 Improvement Type
 - APARTMENT

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	Building	Wood or Steel Framed Exterior Walls	1972	5,651	Details
	Eff Yr Built	1972	Adjustment %	-	Roof Styles -
	Baths	-	Heat/AC	-	Fireplaces -
	Flooring	-	Foundation	-	Int Finish -
	Ext Finish	-			

2023 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	EDX	0.33 Acres
TOTALS		14374.80 Sq. ft / 0.33 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2023	\$79,114	\$28,750	\$107,864	\$0	\$0
2022	\$79,114	\$28,750	\$107,864	\$0	\$0
2021	\$79,114	\$28,750	\$107,864	\$0	\$0
2020	\$79,114	\$28,750	\$107,864	\$0	\$0
2019	\$79,114	\$28,750	\$107,864	\$0	\$0
2018	\$79,114	\$28,750	\$107,864	\$0	\$0
2017	\$93,964	\$59,757	\$153,721	\$0	\$0

SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
7/27/1971	LEE, WINFRED L & MAMIE E	HOUSING AUTHORITY OF DOUGLAS CO	1971-9819	\$2,185	WD WARRANTY DEED

• If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

TAX SUMMARY

Effective Date: [Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2023	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2022	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2021	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2020	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2019	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2018	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2017	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2016	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2015	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2014	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00

TOTAL TAXES DUE	
Current Year Due	\$0.00
Past Years Due	\$0.00
Total Due	\$0.00

2013	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2012	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2011	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2010	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2009	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2008	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2007	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2006	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2005	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2004	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2003	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2002	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2001	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2000	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00

Payment History for R26995 not found.

Please contact the Assessor's office if you have further questions.

Property R26987 Owner HOUSING AUTHORITY OF DOUGLAS CO Property Address 353 ALDER ST, YONCALLA, OR 97499

2024 GENERAL INFORMATION

Property Status A ACTIVE
 Property Type Commercial
 Legal Description YONCALLA, BLOCK 11, LOT 3 & S1/2 2, ACRES 0.25
 Alternate Account Number 29102.01
 Neighborhood A2 APARTMENTS - AA2
 Map Number 23-05W-03CB-01100
 Property Use 901 - X-HOUSING AUTHORITY
 Levy Code Area 03201
 Zoning -

RELATED PROPERTIES

Linked Properties -

2024 OWNER INFORMATION

Owner Name HOUSING AUTHORITY OF DOUGLAS CO
 Mailing Address 902 W STANTON ST ROSEBURG, OR 97471

EXEMPTIONS/DEFERRALS

EXEMPTION CODE	EXEMPTION DESCRIPTION	EXPIRATION YEAR
HA	HOUSING AUTHORITY (307.092)	-

2023 IMPROVEMENTS

⌄ Expand/Collapse All

☐ Improvement #1 Improvement Type
 - APARTMENT

ID	SEGMENT TYPE	SEGMENT CLASS	YEAR BUILT	AREA	DETAILS
1	Building	Wood or Steel Framed Exterior Walls	1972	5,651	⌄ Details
	Eff Yr Built	1972	Adjustment %	-	Roof Styles -
	Baths	-	Heat/AC	-	Fireplaces -
	Flooring	-	Foundation	-	Int Finish -
	Ext Finish	-			

2023 LAND SEGMENTS

STATE CODE	SEGMENT TYPE	LAND SIZE
L1	EDX	0.25 Acres
TOTALS		10890.00 Sq. ft / 0.25 acres

CERTIFIED / IN PROCESS VALUES

YEAR	IMPROVEMENTS	LAND	RMV	SPECIAL USE	ASSESSED VALUE
2023	\$59,336	\$21,780	\$81,116	\$0	\$0
2022	\$59,336	\$21,780	\$81,116	\$0	\$0
2021	\$59,336	\$21,780	\$81,116	\$0	\$0
2020	\$59,336	\$21,780	\$81,116	\$0	\$0
2019	\$59,336	\$21,780	\$81,116	\$0	\$0
2018	\$59,336	\$21,780	\$81,116	\$0	\$0
2017	\$70,473	\$45,269	\$115,742	\$0	\$0

SALES HISTORY

SALE DATE	SELLER	BUYER	INST #	SALE PRICE	INST TYPE
7/27/1971	THIELE, ELLA C	HOUSING AUTHORITY OF DOUGLAS CO	1971-9818	\$6,000	WD WARRANTY DEED

• If applicable, the described property is receiving special valuation based upon its use. Additional rollback taxes which may become due based on the provisions of the special valuation are not indicated in this listing.

TAX SUMMARY

Effective Date: [Details](#)

TAXYEAR	TOTAL BILLED	AD VALOREM	SPECIAL ASMT	PRINCIPAL	INTEREST	DATE PAID	TOTAL OWED
2023	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2022	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2021	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2020	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2019	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2018	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2017	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2016	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2015	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2014	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00

TOTAL TAXES DUE	
Current Year Due	\$0.00
Past Years Due	\$0.00
Total Due	\$0.00

2013	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2012	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2011	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2010	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2009	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2008	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2007	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2006	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2005	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2004	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2003	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2002	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2001	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00
2000	\$0.00	\$0.00	\$0	\$0.00	\$0.00	-	\$0.00

Payment History for R26987 not found.

Please contact the Assessor's office if you have further questions.



6.2.a - Residents Anticipated to be Displaced

Individual Residents by Race and National Origin

The following table outlines the race and national origin of the individual tenants in public housing who are currently over-housed and may be required to move into a different size unit during the conversion process. The actual number of tenants displaced will depend on the number of reasonable accommodation requests granted.

The table represents 135 tenants who are anticipated to be displaced during the conversion process. Individuals who identify as Hispanic or Latino are counted under race and national origin.

Race/National Origin	Number of Residents
Asian	0
Black	3
Hispanic or Latino	7
Native American or Alaska Native	2
Native Hawaiian or Pacific Islander	0
White	125
Other	0
Declined to answer	5

Households To Be Displaced with a Disabled Household Member

HADCO has identified 21 households with a disabled family member who could be displaced because of the conversion of public housing to Section 8. 20 of the 21 households are in non-UFAS units and are over housed by Section 8 guidelines. The relocation specialist provided by HADCO will meet with each family individually to assess their housing needs. If appropriate, HADCO will exercise its discretion to allow the families to stay in their units as a measure of reasonable accommodation.



6.3.a - Counseling and Advisory Services

HADCO will provide a relocation specialist to oversee all resident counseling and relocation activities, including relocation expenses, during the conversion. The relocation specialist will be a current member of HADCO Section 8 staff. The other HADCO Section 8 representatives will offer individual counseling to each household and help them determine the best options for their future housing. If needed, HADCO will hire and train temporary Section 8 representatives to assist with day-to-day operations and the relocation efforts.

The individual counseling sessions will be used to advise the family about their eligibility to transition to the Section 8 program, inform them if they need to relocate to a new rental to comply with Section 8 guidelines, review the different types of Section 8 vouchers available to them (project-based vouchers and tenant-based vouchers), and offer the option of relocation to families who are not required to relocate. The relocation specialist will schedule in-person meetings with residents outside of the City of Roseburg (where the HADCO Administrative Offices are located) to accommodate those with limited transportation. Remote (phone and video) meetings will also be available.

Families who must relocate, or wish to take the relocation option, will be helped with finding and securing a rental unit anywhere that offers HCV housing. Whenever possible, the Section 8 representatives will try to find a suitable unit in the former HADCO public housing portfolio which was vacated by a previous public housing family. Ideally, this will reduce the strain of relocation on the families who are required to move and help reduce relocation-related costs for HADCO.

For over income households, the Section 8 representatives will offer to refer them to a local community organization that provides support and education for homebuyers. Those who are not interested in homeownership will be helped with finding a rental on the private market. HADCO will offer to pay actual and reasonable relocation expenses for over-income households who choose to relocate during the conversion period. Those who decline relocation during the conversion will have until their over income grace period ends to find alternative housing.



6.6.a - Comparable Housing Resources

All eligible families impacted by the conversion action will be offered a Tenant Protection Voucher. Properly housed families may choose to remain in their current rental under a tenant-based voucher or a project-based voucher. They will also have the choice of relocating to a rental on the private market with HADCO covering actual and reasonable relocation costs.

Over housed families may relocate to an appropriately sized (and recently vacated) former public housing unit (under a PBV or TBV) or find a rental unit on the private market with actual and reasonable relocation costs covered.

Over income households will be helped with finding suitable replacement housing; they will not be issued a TPV.



6.7.a - TPV Request

Explanation of Support

HADCO will be applying for 107 Tenant Protection Vouchers as part of the conversion process. All 107 units slated for conversion are eligible for TPVs as they have been occupied by an assisted family within the past two years. HADCO already administers an HCV program and will be responsible for administration responsibilities for the additional vouchers.

To comply with regulations regarding the use of HCVs in a PHA-owned property, management of all public housing units will be transferred to Douglas Multifamily Property Management Corporation, an Oregon nonprofit associated with HADCO. HADCO has an established relationship with two unrelated property management firms in Douglas County, Oregon, CenterPointe Property Management and NeighborWorks Umpqua, to perform the oversight and inspection duties of an Independent Entity.



7.1.a - Resident Consultation Process

The first contact with residents regarding HADCO's intent to convert public housing to Section 8 vouchers was by US mail on September 15, 2020. The letter outlined the residents' choice in voucher type, the occupancy guidelines for Section 8, possible rent changes after the conversion, and the tenants' right to request reasonable accommodation (attached). The letter invited residents to schedule one-on-one appointments with HADCO staff and to provide written comments about the conversion plan. Two comments were received and are attached with the PHA evaluation of comments.

Approximately 10 households requested one-on-one appointments to discuss the changes. Each household requested to see their updated rent amount and if they would be required to relocate to a different size unit. Most tenants had generally positive feedback about the plan, even those who were notified that they may have to relocate. Five over-housed families submitted requests for reasonable accommodation to remain in their current unit.

In 2022, after the initial SVC application was sent back for revisions, the public housing residents were given an update on the SVC process. This update was sent by US mail on May 9, 2022 (attached). The update informed residents that the application was delayed and that in person meetings would be held to address any questions or concerns they had. A total of 11 meetings were scheduled; eight of the 11 were in the local areas of this AMP. A total of five residents in the local area attended the meetings. (The sign-in sheets are attached.) One resident requested a copy of the full application packet submitted to HUD. The other residents asked general questions about the conversion process, specifically rent amounts and occupancy guidelines. Public comment for the updated conversion plan was open from November 21, 2022, to January 12, 2023.

All new public housing residents have been informed of the intended conversion plan at their initial lease signing.



Housing Authority of Douglas
County Affordable Housing
Since 1944

Housing Authority of Douglas County

1000 W Stanton Street, Roseburg, OR 97471 Phone 541-673-6548 Fax 541-673-8230
TTY 1-800-735-2900

September 15, 2020

RE: HADCO INTENT TO COVERT THE LOW RENT PUBLIC HOUSING PROGRAM TO SECTION 8 VOUCHER PROGRAM

Dear Public Housing Resident,

HADCO is proposing to convert the Low Rent Pubic Housing Program to Section 8 Tenant -Based Voucher Program and is seeking your feedback. The conversion would benefit HADCO significantly as the proposed funding would generate more revenue for our community and is more stable than the Low Rent Public Housing funding.

This conversion would affect you in the following manners:

1. You would be given a choice to have a Section 8 tenant based voucher where the assistance stays with your household, if you chose to move from the unit, or you can have a project based voucher, where the assistance stays with the unit, should you move out.
2. Depending on your household size compared to the size of your unit you may or may not be eligible to stay in the exact unit you are currently in. The Section 8 voucher program allows two people per bedroom so, for example, if you are a one-person household in a two-bedroom unit you may not be eligible to stay in that unit. Exemptions are:
 - a. There may be a reasonable accommodation due to a disability that requires a family to have a larger size unit.
 - b. The household income may support having a larger sized unit.
3. Your rent is calculated very similar to your current rent calculation with only slight differences (dollars).
4. You may not be within the income limits of the Section 8 program however we have reviewed our current public housing demographics and there are only a few people that may be affected by this at the time of the conversion.
5. In the event you are not able to stay in the exact unit, HADCO will have a relocation advisor available to assist with transitioning to another unit and will pay for reasonable relocation costs. There will be a transition period to ensure all tenants have the time they need in order to find replacement housing if need be. It is our goal to keep as many tenants as possible in their current units.

It is our intention to submit an application to HUD on or before January 15, 2021. The actual conversion is tentatively planned for around the end of 2021 or beginning of 2022.

Staff is welcoming appointments to discuss how this conversion will directly affect your household and would also like your feedback. Please contact us on or before September 30, 2020 to schedule a time to discuss your

household in relation to this conversion. Please submit any written comments regarding the proposed conversion on or before October 18, 2020. Comments can be returned to HADCO, 1000 W. Stanton Street, Roseburg, OR 97471 or jkohler@hadcor.org .

Sincerely,

Janeal Kohler

Executive Director

jkohler@hadcor.org

9965-91



Housing Authority of
Douglas County
Affordable Housing
Since 1944

Housing Authority of Douglas County

1000 W Stanton Roseburg, OR 97470 541-673-6548 Fax 541-673-8230
TTY 1-800-735-7900

May 9, 2022



Cindy L Canfield
920 Stanton St.
Roseburg, OR. 97471

IMPORTANT UPDATES AND REMINDERS

Thank you for your flexibility these last few years with the challenges COVID brought to the community. We are resuming our pre-covid practices/requirements such as implementation of fees for late rents and regular dwelling inspections. If you have any questions as to program expectations, please reach out to Morgan Jones or Alisha White. A copy of our portfolio listing shows current staff and contact information for all our properties/programs.

COVID Updates

Although business is resuming and masks are not currently required, please continue to be mindful of safe practices such as staying home if sick, cleaning and disinfecting your homes regularly, cleaning common areas after use and social distancing where possible. Please communicate in advance with staff if you are sick and unable to meet an appointment or deadline for returning requested paperwork.

Electric Vehicle Opportunity Outreach

The Housing Authority of Douglas County, OR (HADCO) is partnering with Umpqua Transportation Electrification Team to bring opportunities for electric vehicles (cars, bicycles, scooter, etc) to our tenants and program participants. Electric vehicles have many benefits such as, but not limited to, reduced emissions, noise levels and fuel costs. The State of Oregon is currently working on significant rules that would provide financial incentives (like tax rebates up to \$5000) towards the purchase of an electric vehicles in addition management is looking at the feasibility of installing electric stations at our properties. If this is something you are interested in and would recommend us pursuing on your behalf then please return written comments to the HADCO Administrative office located at 1000 W. Stanton Street, Roseburg, OR 97471 on or before May 24, 2022.



PH Conversion to Section 8 Update

HADCO applied to convert the Public Housing Program to Section 8 vouchers in September 2021. We received feedback this winter requiring us to elaborate on our language in the annual plan, provide the opportunity for participants to view or receive a copy of the actual HUD application and provide more specific details on the relocation plan. It is our intent to hold some more tenant meetings during the next two months and then re-submit our application to HUD. HUD will review and if approved, it will

likely be 2023 before we start the conversion process. Please attend (not required) the following meeting dates and times for more specific information on the relocation plan and to receive a copy of the actual application to HUD. Please note the meetings are designed to be low numbers where household can social distance due to COVID. Please do not attend if you are sick. If you would prefer to discuss via phone please contact Janeal Kohler at 541-673-6548 ext. 115.

Tenant Address	Location of Meeting	Date and Time of Meeting	Last Names Ending in:
Reedsport	Reedsport Senior Center, 460 Winchester Ave, Reedsport, OR	June 9 at 9:00am	A-F
Reedsport	Reedsport Senior Center, 460 Winchester Ave, Reedsport, OR	June 9 at 10:00am	G-M
Reedsport	Reedsport Senior Center, 460 Winchester Ave, Reedsport, OR	June 9 at 11:00am	N-Z
Yoncalla	Yoncalla Community Center, 400 Main Street, Yoncalla, OR	June 13 at 9:00am	A-H
Yoncalla	Yoncalla Community Center, 4500 Main Street, Yoncalla, OR	June 13 at 10:00am	I-W
Oakland	Myers Center, 990 W. Stanton Street, Roseburg, OR	June 14 at 9:00am	All
Roseburg	Myers Center, 990 W. Stanton Street, Roseburg, OR	June 20 at 9:00am	A-F
Roseburg	Myers Center, 990 W. Stanton Street, Roseburg, OR	June 20 at 1:30pm	G-L
Roseburg	Myers Center, 990 W. Stanton Street, Roseburg, OR	June 24 at 9:00am	M-P
Roseburg	Myers Center, 990 W. Stanton Street, Roseburg, OR	June 24 at 11:00am	Q-W
Winston	Blueridge Community Center, 317 SW Hart Street, Winston, OR	June 24 at 2:00pm	All
Riddle	At Riddle apartments- outside -weather permitting.	June 27 at 2:00pm	All

HADCO RAB

Please see enclosed annual notice for our Resident Advisory Board (RAB). We currently have a great RAB that welcomes new volunteers to help with the HADCO Annual Plan. We look forward to you being part of the team.

Other Resources

Our administrative building lobby is back open to the public. A computer is available for housing or other resource search. Staff is available by appointment to help with resource assistance. We also have a Veteran Housing Navigator, Michelle Dellit, who assists Veterans with their housing goals and may be reached at 541-430-5729.

Thank you and may you have a safe and fun filled summer.

Sincerely,

Janeal Kohler

Executive Director

Monday, June 20, 2022 Roseburg Tenant Meeting at 9:00am

Georgette Clay - Pon

Candace N. Barber

awning

Monday, June 20, 2022 Roseburg Tenant Meeting at 1:30pm

Vivian Gaines

June 27, 2022 Riddle Tenant Meeting at 2:00pm



7.4.a - RAB Consultation Process

The Resident Advisory Board (RAB) was consulted between June 2020 and October 2020 on the initial plan to convert public housing to Section 8 vouchers. On June 19, 2020, HADCO sent out its annual invitation to residents asking for new members to join the RAB. On August 6, 2020, HADCO leadership informed the RAB members of their role in approving the PHA's annual plan. The SVC action plan was introduced to the RAB as a new activity to be added to the PHA plan. As part of the conversion plan, residents would have the choice between tenant-based vouchers and project-based vouchers. Three more RAB meetings were held; one RAB member provided comments on the conversion plan. At the October 12, 2020, meeting, the RAB agreed to adding the SVC conversion to the annual plan. Copies of emails confirming the August RAB meeting and of the January 2021 HADCO Board meeting minutes discussing the RAB participation in the annual plan process are attached.

During the 2020 RAB meetings discussing the annual plan, two RAB members provided comments about the conversion process. The first comment was a review of the entire annual plan. Within this comment, the tenant specifically supported the conversion because public housing tenants would be allowed to stay in their current homes while having the flexibility of a Section 8 voucher.

The second comment reviewed how HADCO staff should approach the changes with tenants. The tenant suggested a friendly and understanding approach while showing the residents that they are not too busy to patiently listen to their needs. He reminded HADCO that their clients are people who need help. The tenant then asked that HADCO staff remain true to their word to develop trust with their residents. He feels this approach should be shared with rental owners and maintenance personnel.

The tenant suggested that HADCO develop a performance-based incentive plan to ensure that the staff complied with the friendly and understanding approach. He also suggested that vouchers be reserved for people with disabilities and those who are recovering from a significant disaster.

HADCO agrees that there should be a friendly and professional approach to all interactions its staff has with tenants and applicants. HADCO staff are held to a high standard of professionalism and empathy and each employee is reviewed on this criterion at least once per year. Copies of both RAB comments are attached.

In 2022, after the initial SVC application was sent back for revisions, the RAB was consulted again to update the details of the SVC conversion plan in the PHA's annual plan. This meeting took place on September 23, 2022. A copy of the sign-in sheet, the emailed meeting reminder, and the January 2023 HADCO Board meeting minutes discussing the RAB participation are attached. Please note on the emailed meeting reminder the names of the attachments included to the RAB members; they indicate the topics discussed at the RAB meeting.

Janeal Kohler

From: Janeal Kohler
Sent: Monday, August 3, 2020 3:08 PM
To: Joy Mayorga
Subject: RAB-first meeting this Thursday

Hello,

The following RAB members have confirmed attendance Thursday evening at 7pm.

Two from Reedsport will be joining via phone conference by calling 1-571-317-3112 and access code 378-004-357
David Wong 1-458-802-9424 (Public Housing)
Jennifer Holland 1-801-671-6246 (Public Housing)

The following two participants are planning on joining me in the Myers Center in person with masks. Dave said his first meeting will be in person but thereafter he will likely call in.
Georgette Claypoor 1-541-680-9634 (Public Housing)
Dave Fairchild 1-530-717-0875

You are welcome to join Georgette, Dave and I at the Myers Center or you can call in using the same number as given to the Reedsport tenants.

THANK YOU!

Janeal Kohler
Housing Authority of Douglas County, Or and
Douglas Multi-Family Property Management Corporation
Executive Director
541-673-6548 ext 115
541-530-3140 cell
541-673-8230 fax

CONFIDENTIALITY NOTICE

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Janeal Kohler

From: Janeal Kohler
Sent: Thursday, August 13, 2020 7:12 AM
To: Jennifer Holland
Subject: RE: Reedsport calling re meeting of RAB tomorrow a.m.

Good Morning,

To clarify it is the RAB's duty to review the annual plan and goals proposed by the Housing Authority and give their suggestions. The previous RAB's have specifically requested to go through policies in great detail which is abnormal however that was their preference. I got the impression that although this RAB may not be scrutinizing the individual policies that everyone wanted a copy which is why I sent it. I'm unfortunately going to need to reschedule the meeting this morning so I will call the other two and reschedule for next week. Would next Thursday at 2:00pm work for you or do you think having a coastal RAB would work better for you and the people you have spoken to? I will have hard copies dropped off no later than Monday.

Janeal

From: Jennifer Holland <roguescholar@me.com>
Sent: Wednesday, August 12, 2020 5:33 PM
To: Janeal Kohler <jkohler@hadcor.org>
Subject: Re: Reedsport calling re meeting of RAB tomorrow a.m.

Hmm.. just checked the doc you sent and it's way more than what I got last week. Is it the RAB's job to go through all these items one by one? Also, I don't know if what I have at home is S8 or not. The whole packet including timeline is 15 pages total. I won't be able to print out the really large docs as I don't have enough toner or paper. If the RAB is doing a line by line assessment, would you mail me a hard copy? Cheers!

Sent from my iPhone

On Aug 12, 2020, at 5:26 PM, Jennifer Holland <roguescholar@me.com> wrote:

I have a gmail address that tends to work better for large documents, plus you could send me a GoTo meeting link. Jen.Joyce.Holl@gmail.com. Also, the packet left in my mailbox last week has the policies, the Plan, and "Impediments" to achieving the plan. You may not need to send the other part of the doc. Hope this helps!

Sent from my iPhone

On Aug 12, 2020, at 5:18 PM, Janeal Kohler <jkohler@hadcor.org> wrote:

Hello,

My first attempt to send the policies failed because my attachments were too large. Attached is just the PH Policies and I will try to send the S8 policies separate.

Janeal

From: Janeal Kohler
Sent: Wednesday, August 12, 2020 5:16 PM
To: 'Jennifer Holland' <roguescholar@me.com>
Subject: RE: Reedsport calling re meeting of RAB tomorrow a.m.

Hello,

I sent the recording earlier today so let me know if you have any problems opening it. The computer for the RAB use is actually in our main admin office here in the valley. We will have to look into a computer over there to use for a skype meeting or we can simply run a coastal RAB and a separate valley RAB. What are your thoughts on that?

Please see attached Section 8 and PH Policies for your records and thank you for the kind words.

Sincerely,

Janeal Kohler
Housing Authority of Douglas County, Or and
Douglas Multi-Family Property Management Corporation
Executive Director
541-673-6548 ext 115
541-530-3140 cell
541-673-8230 fax

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From: Jennifer Holland <roguescholar@me.com>
Sent: Wednesday, August 12, 2020 12:19 PM
To: Janeal Kohler <jkohler@hadcor.org>
Subject: Reedsport calling re meeting of RAB tomorrow a.m.

Hello Janeal!

I realized I hadn't actually sent you an email so you'd know my address. Now you'll have it so you could send the recording of our meeting last Thursday evening.

I won't be able to make it in person tomorrow, and the phone conference did not work well for me. I see this as an excellent opportunity to find a new way for Reedsport folks to join in the discussions from now on. My neighbors want to be involved, but the lack of transport, few people having internet, and no real way of getting information (except by snail mail) because of that lack of transport and internet, keep them from it. Going forward, I think the library may be able to provide a venue, but for now I think I'm kind of It!

You mentioned that there's a computer for the RAB's use. Can a meeting app be put on it? I've got Skype and FaceTime and WhatsApp on my old Mac, but it won't accommodate Zoom. I can get it for my phone, however, if that's possible.

If none of these are available, I could type up the notes I made on the plan and policies and send those to you to distribute. The meeting could be recorded and sent to me and I can note all their ideas. Another idea would be for them to have the meeting, synthesize their contributions, and have one person read them out to me at the end. I could hear the call fairly well as long as the person was right in front of the speaker.

I've had such a good response here from the neighbors when I've asked for their input. I've not received complaints; instead, they've considered issues and offered solutions. It's telling that, as far as policies go, the residents are pleased with what's in place.

At the end of the day, we all just want to be heard, don't we? I do so appreciate this chance to have Reedsport's voices heard.

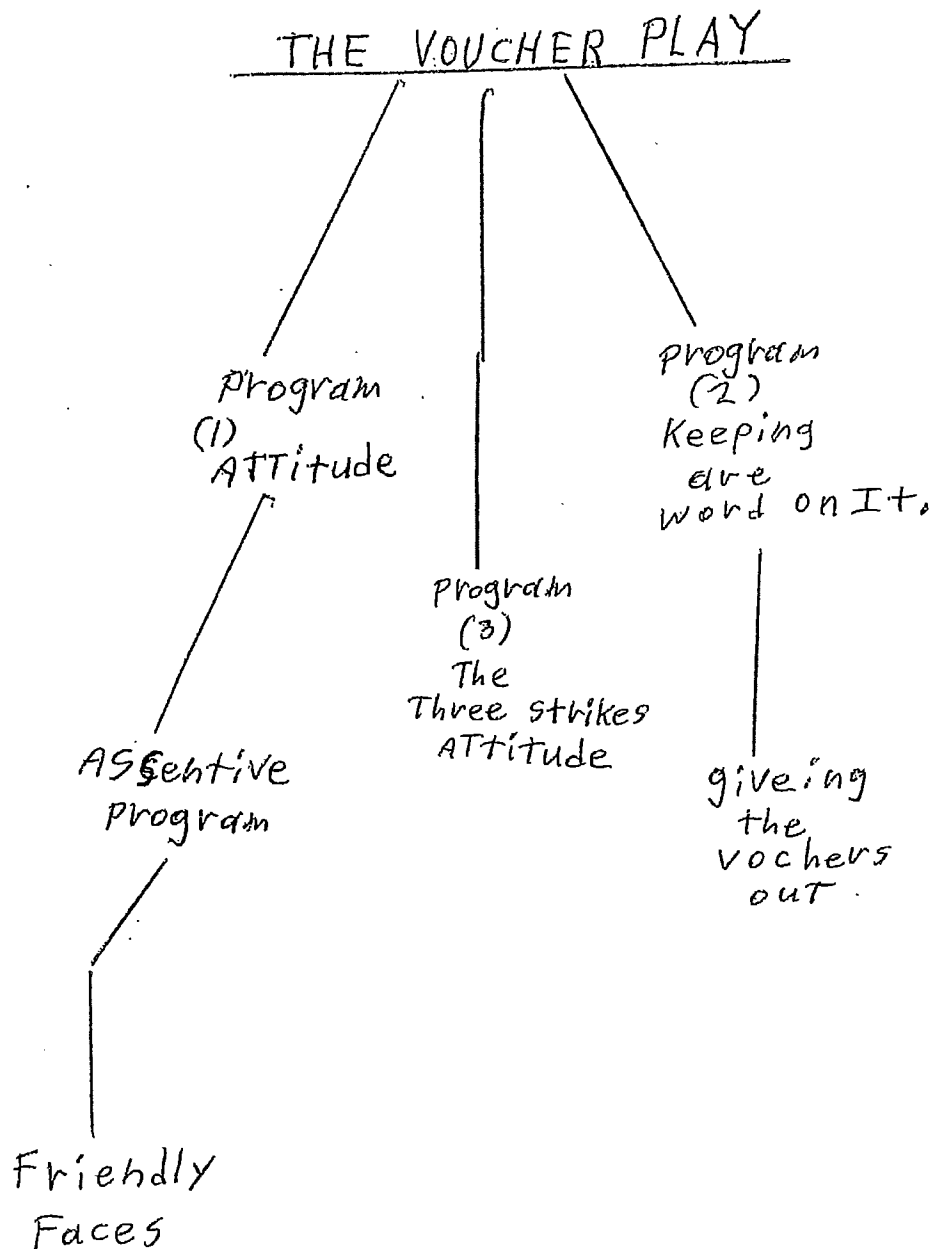
Thanks Janeal, for all you do! (P.S. The residents I've spoken with are very happy with you and Morgan! As am I.)

Jen

801-671-6246

<ACOP 2020_.pdf>

THE T.L.C. METHOD:



Program

1
Attend

The doceptive program:

This program would assure coworkers when they are on top of things at the end of the month. They should get a small bonus in there check. This will help keeping the work load low, so they will be able to go out and help there clients they get there Vouchers ready, immediately without trouble so they can find them a place to live out there.

Friendly Faces:

With a friendly face, clients will be much more ^{to} cooperate with the staff probly, maybe, more friendly then usual.

Program 2 KEEPING YOUR WORD:

by doing this, The people will have more confidence in our system here in Hadco. When we keep our word on our plans to go to our next stage development, "the Voucher program".

Giving the Vouchers out:

The vouchers should only be given in cases like:

- (1) Disabled people who have mentally: that is motionly, Physically, and uneducated in sense of abnormal behavior like a child. like injured Veterans from past wars.
- (2) People from disasters: fire, floods, and earthquakes. Where they lost their homes.

which we do now nothing needs to be change for now.

It should always be given in kindness and in a soft voice, Remember these people are ⁱⁿ need of our help.

Program 3 Positive Attitudes

The 3 ATTitudes of the work force and with The Public in general:

(1)

A caseworker should Always be kind, be Happy, and Always be polite to one and another and with the public at all times on the job as well off the job. Because the people you see maybe the people you will meet or you have met. In other words you will be watched by the people you are or have interview with. P.R. skills will be tested on the Job as well off the Job. This statement or these statements should be address to all Landlady's, Landlords and maintenance personnel, as well.

(2)

All T.L.C.S. From caseworkers should be tested often to make sure they are on top of things. Anyone caught not ~~you use~~ using these skills should get the three strike methods, Instead of Firing them, Put them on Suspension without pay. ~~do that~~ do to the virus we can't fire anyone, ^{more} So putting them on suspension would be a favorable solution to the problems instead of firing them.

Date: 12 October 2020

TO: Janeal Kohler, Executive Director, HADCO

[Please note that these comments were first written when I lived in Reedsport. I now live in HADCO housing in Riddle.]

Comments on PHA Plan

On page 1 of 6

- Under "Availability of Information": "readily available to the public." Where in Reedsport (or any small town not easily accessible to the Roseburg office) can the plans be viewed? Even before COVID, getting to Roseburg from Reedsport was difficult. COVID caused libraries to close entirely and/or reduced their hours. Even when open, only ten people are allowed inside the library at a time., Places like Reedsport no longer have a public transport option even to visit the library. A large number of Reedsport HADCO residents have no access to the internet, and many do not have a car.
- *Suggestions:*
 - *Set up satellite RABs in the smaller communities and allow the libraries to let us meet at a fixed time, no matter how many other patrons might be using the library.*
 - *Disseminate information on low-cost internet services. Right now, the only way to discover what they are is TO GO ONLINE. Rather counter-productive.*
 - *Low-income children have been provided with tablets and low- or no-cost internet; it's important that seniors and disabled persons get these, too. Libraries offer free classes on how to use the internet, and senior centers do too, when they're allowed to be open. The pandemic is an opportunity to increase participation in such bodies as Resident Advisory Boards.*

On page 2 of 6; Goals 1-6

- Each stated goal and its objective is excellent in itself, but again, access to this information and these services is severely curtailed to non-existent in Reedsport. The biggest impediment to progress is access, especially since COVID. A new approach is needed. Perhaps visiting HADCO reps?
- The assumptions that people can get to the town library during its limited hours or somehow access the internet and look things up are false. The Resource Center in Reedsport is also a non-runner due to lack of transport within Reedsport, and office closures due to COVID. Classes for those who receive Section 8 vouchers need to be held in Reedsport and other outlying HADCO areas. It's just not realistic to expect people to be able to get to Roseburg when they live in a rural area, and I think HADCO knows that, but I don't think HUD realizes how few people have the internet, a computer or smartphone, or know how to use it to access the services that are out there.

On page 3 of 6, Section B.3 "Progress Report"

It's encouraging to read the progress report. A lot has been done!

- In reference to "Development of affordable housing," here are details of a housing project in Lane County, City of Florence: <https://www.ci.florence.or.us/economicdevelopment/airport-road-affordable-housing-project>
- "Homes for Good" is another entity with whom to partner. Perhaps they could be contacted for the Land Acquisition Opportunity described in the Progress Report?
- I also wondered if someone could look into the availability of converting abandoned/closed business premises (of which Reedsport now has a plethora, and Riddle has a few as well) into living spaces. COVID-caused business losses could be turned into housing opportunities and benefit both parties.

- The idea to convert public housing to Section 8 is an excellent one. I myself am on the HCV list and would love to be able to use it for my Riddle apartment when my name gets to the top of the list. The Reedsport residents I spoke with didn't go on the Section 8 list because they didn't want to move from where they were. As I understand it, we'd be allowed to stay where we are and use our voucher, plus there were be more funds available to increase the supply of housing. Sounds like a win-win to me.

It's great to increase the number of low-income homes, but it's imperative that public transport—particularly for those who need to work, and seniors/disabled persons who have no car or internet access—be implemented and/or improved for coastal residents and those living too far from the I-5 corridor. I'm so impressed by the number of transport options available to me in Riddle, yet it's such a small town.

On page 4 of 6, Section B.5

Several of the suggestions made above would probably be considered "Significant Amendments or Modifications."

- I wondered if there was a home ownership program? I've not been able to find anything about it on the HADCO website. It has been successful in other counties I've lived in, and I think it would be a good idea for Douglas County as well.
- Is it possible to form reciprocal agreements with other counties when it comes to the HCV/ Section 8 list?
- More money needs to be set aside for improving wheelchair/disabled person access in Reedsport. This is probably considered non-emergency work, but as a disabled person myself, I can tell you that when you can't leave your apartment because of unsuitable access, it sure feels like an emergency! Sidewalks that are too steep, and steps to/from where the garbage must be taken or access to vehicles (even Dial-a-Ride) severely curtail a disabled person's activities of daily life. Better access would mean residents could stay in their homes longer. I myself had to move because of ingress/egress issues and limited access within my home.

Access—whether to dependable, frequent public transport or low-cost internet and devices—is the number one reason, I believe, that low-income projects fail to thrive and its residents are shunned by other members of the community. Those in HADCO give us great respect and treat us with dignity, the like of which I've never experienced in my many years of apartment living; there's no problem there. But lack of access to transport and services in places like Reedsport can really grind a person down, causing them to feel trapped and worthless.

As HADCO moves forward, I hope they will enlighten the "town fathers" of places like Reedsport to the financial and other benefits of having a vibrant housing authority like HADCO and the Section 8 programs. I truly believe we are a blessing to our communities, not a curse — especially if we're given better access to transportation and other services.

POLICIES

Non-discrimination Policy:
No changes suggested.

Reasonable Accommodation or Unit Modification:
Please see comments to Section B.5 (above).

No Retaliation:
There is a perception among Reedsport residents that this is not happening. I have not experienced it myself.

IMPEDIMENTS TO FAIR HOUSING

However grim the statistics are, remember that when it comes to disabled persons, it is many times more dire.

Job creation opportunities and access to services depend on accessible, frequent, dependable transportation. There are quite a few programs in place, but residents in places like Reedsport cannot get there. And since COVID, local walk-in clinics closed and most healthcare services went completely online. I don't think HUD realizes how limited internet access is to those of us in the most vulnerable and at-risk populations, especially in Reedsport and coastal areas far from the I-5 corridor.

I wholeheartedly agree that awareness of fair housing policies needs to be broadcast in Douglas County (if not the nation!). So few people realize that the cause of poverty is now economically based (and, increasingly, climate-based) and not a matter of "lifestyle choices." I used to write a column about these issues for the Center for Persons with Disabilities at Utah State, *A Rolling Perspective*. I'd be happy to participate in awareness-raising efforts.

"HADCO has made a strong commitment to promoting Fair Housing rights and Fair Housing choice." I want to congratulate you for not just giving lip service to Fair Housing Rights and choices. Your actions toward us residents confirm your commitment. Thank you!

You mention a "Ready to Rent" class: what is this? Do landlords know about it? And can it be held in Reedsport and for people who can't get to Roseburg?

I've thought of another "impediment": Deposits for HCV recipients. While there is help toward it (with a limit of \$700, I believe?), landlords like Centerpoint Realty in Roseburg were charging \$1500 deposit AND one needed a credit score of 650. Landlords need more education about Section 8. Those of us receiving it have to maintain higher standards of cleanliness than do those in the regular rental market. We're used to having people come in and inspect our homes and our treatment of the place. If I remember correctly, Section 8 will even pay a landlord up to \$5000 if their property is damaged. I don't have a high credit score, but not because I'm not paying bills: my SS Disability is too low to get a credit card! I have an exceptional bill-paying record, but that doesn't count. I think the requirements for Section 8 renters should be *less* than what market renters must meet.

Finally, COVID might have aided S8 marketing because suddenly regular folks living in nice neighborhoods couldn't pay their rent. Thousands have been evicted and are now homeless. They never thought they'd qualify for a Section 8 waiting list. Perhaps landlords will be more open to Section 8 renters now. We're a much safer bet.

Thank you for this opportunity to give feedback on HADCO's plans and policies. I am so grateful for the work you do, and I've shared with other residents how lucky we are to have HADCO!

Sincerely,
Jennifer Holland
153 Park St
PO Box 602
Riddle, OR 97469
801-671-6246

HADCO
Board Meeting Minutes
January 7,2021

PLACE: Myers Center

TIME: 12:31 p.m.

ATTENDEES: Jeff Cooley, Mike Baker, Chris Spens, Jerry Griese, Janeal Kohler & Jamie Ambrosini.

READING & APPROVAL OF MEETING MINUTES:

Commissioner Griese motioned to approve the minutes from the October 22, 2020 meeting. No Board Meetings in November or December 2020. Commissioner Baker seconded. No discussion. A vote was taken. All commissioners voted yes. Motion passed.

REPORT OF THE SECRETARY: Mrs. Kohler reported the County Commissioners had appointed Donna Bosier as the new Resident Commissioner and Mrs. Kohler will contact her for an orientation in preparation for her joining the next meeting.

Mrs. Kohler reported the abatement had been completed at the Blueridge fire damaged units and the insurance adjustor was requiring more bids for the remaining rehab. Ehlers, out of Eugene, was putting together a bid for consideration.

Mrs. Kohler explained a final inspection was supposed to be completed this week on the rehab of the admin building however since the plumbing inspection yesterday failed it might be delayed. The plumbing failed because gas hot water heaters were installed without proper venting. The easiest and most affordable correction is to remove them and install electric hot water heaters. Discussion was had regarding plan details versus contractor responsibility. Target date for completion is January 10th. Commissioner Cooley asked about penalties due to rent loss. Mrs. Kohler reported since it is a brand-new program there has not been rent loss, but the contractors were served a notice for imposing liquidated damages. Mrs. Kohler needs to review the delays versus engineer plan details and communication throughout the entire project to best determine liquidated damages on the final billing. Commissioner Spens asked if there were tenants ready for the units. Mrs. Kohler reported not yet due to the delays on the project. Commissioner Cooley reiterated the need to express to the contractor the Board is not pleased with their performance.

PUBLIC COMMENT: None.

UNFINISHED BUSINESS: None

NEW BUSINESS:

Review HADCO Audit for FYE March 2020-Mrs. Kohler explained the audit went well with no findings and no major changes from last year adding the cash flow on page 13 and 14 increased slightly from last year. Commissioner Baker asked if HADCO had tenants not able to pay their rent due to COVID. Mrs. Kohler explained it varied between programs. The programs where their rent could be adjusted based on income where doing fine. The current unpaid balance for Public Housing was around \$4K with about half of that expected to be paid in the next couple of weeks. The tax credit programs like Orchard Knoll and Vine Street have some higher balances due. Some of the cases are not related to COVID rather a few people taking advantage of the eviction moratorium.

Public Hearing for Annual Plan- Mrs. Kohler explained HADCO's annual plan requirement to place the annual plan out for 45-day comment after soliciting RAB comments. This year the RAB was comprised of new members that provided some good feedback and suggestions that are included in the annual plan. Our staff will be reviewing to see what is feasible to complete. The most important part of the annual plan is the intention to convert Public Housing to Section 8. Notices for feedback were solicited to PH tenants prior to the 45-day annual plan comment period. Staff has communicated with multiple tenants who could be adversely affected. The biggest adverse action is the occupancy standards are different so there are households that are over housed per the Section 8 policy and those families will likely need to relocate. HADCO will be assisting with relocation costs and providing relocations specialists to assist them with locating a suitable unit. There is some flexibility in the conversion plan to allow for the time necessary to relocate households. The long-term benefit of converting from Public Housing to Section 8 is substantial. Multiple restrictions are removed that will allow us to better manage our portfolio and develop future housing. Commissioner Baker asked if the conversion is required by HUD? Mrs. Kohler explained the conversion is not required by HUD, but they are strongly encouraging it. They have made the process easier to convert to allow Housing Authorities more flexibility within their communities. Ultimately HUD nor HADCO want to negatively impact the tenants. Discussion was had on the pros and cons of converting. Commissioner Cooley asked about the impact of new apartments on HADCO housing. Mrs. Kohler reported the market was so tight the new housing is much needed and should not negatively impact HADCO's housing. Regardless of the market changes there has always been about a 30% turnover in Public Housing each year.

Resolution #2125- Approval of Annual Plan 2021- Commissioner Spens motioned to approve the Commissioner Baker seconded. A vote was taken. All commissioners voted yes. Motion passed.

ADJOURNED: 1:18 p.m.

Janeal Kohler

From: Janeal Kohler
Sent: Friday, September 16, 2022 4:17 PM
To: marjie1354@gmail.com
Subject: HADCO RAB Meeting

Hello,

I'm reaching out to let you know we are finally having a RAB meeting and I'm hoping you are still interested in participating (I tried calling but your voice mail was full). If so we are planning on meeting at the Myers Center, 990 W. Stanton Street, Roseburg, 97471 on Friday, September 23rd at 11:00am. I hope to see you there. You can also join via zoom if you prefer just let me know so I can send you the link.

Have a great weekend. 😊

Sincerely,

Janeal Kohler

Executive Director

Housing Authority of Douglas County, Or and Douglas Multi-Family Property Management Corporation

541-673-6548 ext 115

541-530-3140 cell

541-673-8230 fax

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Meeting ID: 995 4041 4725
Passcode: 074502
One tap mobile
+12532158782,,99540414725#,,,,*074502# US (Tacoma)
+13462487799,,99540414725#,,,,*074502# US (Houston)

Dial by your location
+1 253 215 8782 US (Tacoma)
Meeting ID: 995 4041 4725
Passcode: 074502
Find your local number: <https://zoom.us/j/99540414725>

Sincerely,

Janeal Kohler

Executive Director

Housing Authority of Douglas County, Or and Douglas Multi-Family Property Management Corporation

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RAB Meeting 09/23/2022

Sue Ann Colvin ✓

Marjorie Ackerman ✓

Dereck Newstrand ✓

Tim McMillion ✓

Chris Adamson – via zoom ✓

Cindy Burch ⇒ no show

HADCO
Board Meeting Minutes
January 12, 2023

PLACE: Myers Center

TIME: 12:30 p.m.

ATTENDEES: Mike Baker, Jerry Griese, Jeff Cooley, Chris Spens and Donna Bosier via phone. Jeff Cooley leaves meeting at 12:47pm.

READING & APPROVAL OF MEETING MINUTES:

Commissioner Spens motioned to approve December 1, 2022, Board Meeting minutes, Commissioner Griese seconded. All in favor, motion passed.

REPORT OF THE SECRETARY:

Mrs. Kohler reported on the financial statements for major HADCO programs through November 2022, noting there was nothing abnormal to report for any programs and no concerns to report.

Mrs. Kohler reported that other programs have been business as usual, no new or pressing concerns to report.

PUBLIC COMMENT: None

BILLS, BOARD COMMUNICATIONS AND DISCUSSION ON PUBLIC COMMENT: None.

UNFINISHED BUSINESS: None.

NEW BUSINESS:

Update on Westview Commons- Mrs. Kohler provided a timeline of the HUD application submission to acquire Westview Commons explaining HUD had been dismissive and non-communitive which has delayed the acquisition. The owner is frustrated with the delays and considering allowing another entity ownership based on the fact they will appoint members to the Board without having HUD transfer of ownership. Mrs. Kohler explained HADCO had spent approximately \$10,000 for legal and inspection requirements. The owner is requesting HADCO Board members join their Board thereby taking ownership which then would allow HADCO and HUD to take as long as they want since she would no longer be involved. HADCO legal counsel does not recommend doing so due to lack of communication regarding funding. The property has been underfunded and the application explains the need for increased HUD subsidy. This acquisition would not be feasible without confirmation of proper HUD funding and the HUD department has not been willing to discuss. The current property management company, Viridian, has been unwilling to continue managing the property unless their associates take ownership of the property. Discussion was had. The Board agreed to not continuing with the application if the funding is not confirmed to properly support the program.

Resolution #2149 -Approval of 2023 Annual Plan- Mrs. Kohler explained the annual plan process had gone well this year with an engaged RAB that was a pleasure to work with. The proposed annual plan is consistent with the plans in the past. Mrs. Kohler explained there is a need to modernize our reports and will be doing so with the transition of Public Housing to Section 8. Discussion was had. Commissioner Spens motioned to approve Resolution #2149. Commissioner Baker seconded. All in favor, motion passed.

ADJOURNED: 1:19pm



7.5.a - Resident Comments and Evaluation

The only tenant comment received for AMP1 was a preliminary request that he be issued a project-based voucher instead of a tenant-based voucher.

PHA Evaluation of Comments Received from Residents

All residents will be given the option of tenant-based or project-based vouchers.

22776-91



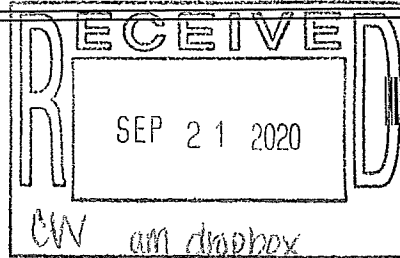
Housing Authority of
Douglas County
Affordable Housing
Since 1944

Housing Authority of Douglas County

1000 W Stanton Roseburg, OR 97470 541-673-6548 Fax 541-673-8230
TTY 1-800-735-2900

September 15, 2020

Wick L Parham
921 Stanton St.
Roseburg, OR. 97471



RE: HADCO INTENT TO CONVERT THE LOW RENT PUBLIC HOUSING PROGRAM TO SECTION 8 VOUCHER PROGRAM

Dear Wick L Parham ,

HADCO is proposing to convert the Low Rent Public Housing Program to Section 8 Tenant-Based Voucher program and is seeking your feedback. The conversion would benefit HADCO significantly as the proposed funding would generate more revenue for our community and is more stable than the Low Rent Public Housing funding.

This conversion would affect you in the following manners:

1. You would be given a choice to have a Section 8 tenant based voucher where the assistance stays with your household, if you chose to move from the unit, or you can have a project based voucher where the assistance stays with the unit, should you move out.
2. Depending on your household size compared to the size of your unit you may or may not be eligible to stay in the exact unit you are currently in. The Section 8 voucher program allows two people per bedroom so, for example, if you are a one-person household in a two-bedroom unit you may not be eligible to stay in that unit.
Exemptions are:
 - a. There may be a reasonable accommodation due to a disability that requires a family to have a larger size unit.
 - b. The household income may support having a larger sized unit.
3. Your rent is calculated very similar to your current rent calculation with only slight differences (dollars) unless a larger/smaller unit has a different utility allowance.
4. You may not be within the income limits of the Section 8 program however we have reviewed our current public housing demographics and there are only a couple households that may be affected by this at the time of the conversion.
5. In the event you are not able to stay in the exact unit, HADCO will have a relocation advisor available to assist with transitioning to another unit and will pay for reasonable relocation costs. There will be a transition period to ensure all tenants have the time

they need in order to find replacement housing if need be. It is our goal to keep as many tenants in their exact units as possible.

It is our intention to submit an application to HUD on or before January 15, 2021. The actual conversion is tentatively planned for around the end of 2021 or beginning of 2022.

Staff is welcoming appointments to discuss how this conversion will directly affect your household and would also like your feedback. Please contact us on or before September 30, 2020 to schedule a time to discuss your household in relation to this conversion. Please submit any written comments regarding the proposed conversion on or before October 18, 2020. Comments can be returned to HADCO, 1000 W. Stanton Street, Roseburg, OR 97471 or jkohler@hadcor.org

Sincerely,

Janeal Kohler
Executive Director
673-6548 ext.115

*I prefer a project based voucher
with Parkers*

The contents of this document, except when based on statutory or regulatory authority or law, does not have the force and effect of law and is not meant to bind the public in any way. This document is intended only to provide clarity to the public regarding existing requirements under the law or agency policies.

This checklist is for the conversion of public housing units to tenant-based assistance under a Streamlined Voluntary Conversion (SVC) in accordance with PIH Notice 2019-05 and Section 22 of the 1937 Act, 24 CFR Part 972. Before submitting your application, work with an Expediter at your PIH Field Office to confirm submission compliance. The basic SVC application requires:

- Completion of IMS/PIC application screens (e.g., selecting buildings/units).
- HUD-52860, with required attachments and the signed PDF uploaded.
- A description of the future use or optional form HUD-52860-E item #2.
- Supporting documentation pursuant to 24 CFR part 972 and 2019-05, as summarized in this checklist.

General Information.

1. Date of application
2. PHA name & code
3. PHA contact
4. Local HUD Field Office (FO) of Public Housing and Expeditor

Property Description. 24 CFR 972.230

1. Units/buildings (PIC numbers)
2. Acreage
3. Description of land (e.g., survey, copy of the legal description)
4. Recorded Declaration of Trust (DOT) or Declaration of Restrictive Covenant (DORC)
5. Personal Property (e.g., equipment, supplies, computer centers, furniture, and vehicles) that exclusively or primarily supports the converting project (do not include central office personal property). There is no specific field on the form HUD-52860 about personal property but attach a list. [Supplemental Attachment II: AMP1 SVC Personal Property Description](#)

PHA Plan. 24 CFR 972.233 [Supplemental Attachment III: AMP1 SVC Plan Topics i-v](#)

The SVC Plan, which must be included in a PHA’s Annual Plan or a Significant Amendment to an Annual Plan, informs the public and provides opportunity to respond. This generally includes:

(i) project name(s); (ii) unit count; (iii) conversion overview, including future ownership, planned demolition, and use of property); summary of impact analysis (neighborhood); summary of resident impacts including relocation; use of proceeds use (if applicable); (iv) impact on affordable housing in the community; and (v) statement the PHA is converting all of its remaining units and will closeout its public housing program

Local Government Consultation. 24 CFR 972.224(b)

1. Name of local jurisdiction(s)
2. Certification from the appropriate local officials that the SVC Plan is consistent with the Consolidated Plan; or narrative description of consultation with dates, meetings, issues raised and PHA responses, and letter of support

Resident Participation. 24 CFR 972.227(c)

Submit evidence of at least one meeting with residents of each site (including Resident Council, if any). Submit evidence of how invitations were made (e.g., USPS). Submit evidence that at the meeting, the PHA: (i) explained SVC requirements (Section 22, 24 CFR Part 972, PIH Notice 2019-05); (ii) distributed draft SVC plans and (iii) offers residents a reasonable comment period. Evidence may include sign-in sheets, agenda, notices, minutes. Submit summary of resident comments (if any) with PHA’s responses/actions taken.



Future Use of Property Description. 24 CFR 972.230(a). Generally, one of the following: [Supp. Attach IV: AMP1 Future Use](#)

1. Disposition (sale/ground lease) at fair market value (FMV). Indicate if public bid or negotiated sale. Include appraisal summary (dated within past year) and name of appraiser. Indicate anticipated amount and proposed use of proceeds (for purposes authorized under Section 18 of the 1937 Act and PIH Notice 2020-23).
2. Disposition (sale/ground lease) at below FMV. Indicate planned future use (e.g., retention of units as rental housing for low-income families). Include appraisal or alternative form of valuation (e.g., tax assessor opinion). Indicate name and certification of good standing for acquiring entity. May include Transaction Table described in Appendix A.
3. Retention. PHA retains title after release from Annual Contributions Contract (ACC)/Declaration of Trust (DOT). Indicate dollar amount of all funds (distinguishing between federal and non-federal) invested in the property (acquisition and maintenance). Include FMV appraisal summary (dated within past year) and name of appraiser. Indicate if requesting an exception to the compensation requirement of 200.311(c)(1). May include Transaction Table.

For all the above, if property remains rental housing after conversion, families may remain using tenant-based assistance.¹

For all the above, if demolition is proposed, describe if it occurs before or after DOT release, and source of funds.

PHAs may propose different future uses for different properties/units.

PHAs may propose staggered relocation timelines by submitting separate DDA PIC applications (e.g. to preserve Operating Subsidy in some units; stagger the families moving off-site with tenant-based assistance to not over-saturate the market).

Environmental Review (ER). 24 CFR 972.212(b)

Completed under 24 CFR Part 50 or 58 identifying the demolition or disposition and any known future use. May include HUD-7015.16 to verify completion.

Board Resolution. 24 CFR 972.230

Approving SVC Plan and dated after resident meeting, as SVC Plan may change based on resident feedback

Timetable. 24 CFR 972.230(g)(3)

Estimated timeframes for:

1. Start date of relocation/conversion of families to tenant-based assistance (issuing Tenant Protection Vouchers (TPV)
2. End date to complete relocation/conversion of families
3. Proposed date of DOT release (retention or disposition)

Include multiple timetables if sites/units will be converted, removed from IMS/PIC & released from DOT sequentially

Relocation Plan. 24 CFR 972.230(g)(3) [Supplemental Attachment V: AMP1 Relocation Plan](#)

1. Number of impacted households, by bedroom size, by number of accessible units
2. The relocation resources that will be necessary, including the number of Tenant Protection Vouchers (TPVs) that will be requested²
3. A budget (and source of funds) for carrying out relocation activities, including a schedule for providing actual and reasonable expenses for families who will be relocated as a result of the conversion

Impact Analysis. 24 CFR 972.230(b)

Describe impacts of conversion in the neighborhood(s) where the units are located, include availability of affordable housing, concentration of poverty, other substantial impacts

Additional Supporting Evidence (Optional) 24 CFR 972.224

Evidence of why SVC Plan principally benefits the residents to be converted, the PHA, and the community (e.g. rental market analysis; narrative or data availability of landlords providing tenant-based assistance; resident access to schools, jobs, and transportation; voucher utilization)

HUD-5837 (Notification of Public Housing Closeout or Future Development)

¹ See Appendix A of PIH Notice 2019-05 for requirements on conducting the Family Briefing and obtaining informed written consent. PHAs may, but are not required, to submit supporting documentation on these requirements in their SVC Plans.

² Include name of committed HCV Administrating Agency if applying PHA is public housing only. Include number of over-income families and the comparable housing resources that will be offered to such families.

Other PHA Considerations (no submissions required)

1. **Energy Performance Contract (EPC), Capital Fund Financing Program (CFFP), Repayment Agreement(s).** If any obligation impacts the units, resolution is required before SAC approval.
2. **Community Supportive Services (CSS) program.** If property has an existing Resident Opportunities and Self Sufficiency (ROSS), Family Self Sufficiency (FSS), or Jobs Plus (JP) grant, review conversion impact to grant/families. For FSS or ROSS, contact PIH Field Office with questions. For JP, contact your Grant Manager with questions.

Appendix A: This Transaction Table is OPTIONAL to describe and summarize future use.

<i>Development Name, Development Number</i> Building/s: xx, Units: xx; Acres: xx		
Total Units xx	Reserved for Families 80% of Area Median Income (Describe, e.g., PBV, LIHTC)	Other (describe, e.g., Market rate, Workforce)
Rental	xx	xx
For Sale	xx	xx
Total Non-Dwelling Structures	e.g., Community Building	
Acquiring Entity	e.g., ABC Development, LP	
Role of PHA in Future Use	e.g., PHA's Non-Profit is General Partner in LP	
Method of Disposition or Retention	e.g., Negotiated Sale at less than FMV, Ground Lease for XX Years, Seller (PHA) Financing, Public Bid, Auction,	
Disposition Amount (Sale Price, Ground Lease Terms)	e.g., \$1 Sale; \$1/Year Ground Lease	



Supplemental Attachment II

Personal Property Description

After conversion, all personal property will be used to support the maintenance and tenant enjoyment of the former public housing units.

- A. 1990 Toyota Pickup
- B. 2008 Ford Pickup
- C. 2008 Dodge Sprinter Van
- D. 2019 Chevy Equinox SUV
- E. 2012 Light Trailer
- F. John Deere Riding Mower (2)
- G. Power washers
- H. Edgers
- I. Welder
- J. Pruner
- K. Wayne's laptop
- L. Miscellaneous power tools
- M. Miscellaneous hand tools
- N. Small stock of replacement parts (plumbing, electrical) for public housing units
- O. Flat screen TV
- P. Refrigerator
- Q. Stove
- R. Networking equipment
- S. Folding tables and chairs
- T. Modular conference tables and office chairs



Supplemental Attachment III

PHA Streamlined Voluntary Conversion Plan

- i. Project Name: AMP1
- ii. Unit Count: 107
- iii. Conversion Overview: Once converted, the Housing Authority of Douglas County (HADCO) will own the former public housing properties and buildings. HADCO will administer the Section 8 vouchers for the properties and Douglas Multifamily Property Management Corporation (DMPM), an Oregon nonprofit directly affiliated with HADCO, will be responsible for property management activities. NeighborWorks Umpqua and CenterPointe Property Management will act as Independent Entities. HADCO has no plans to demolish any building listed in this application. All properties and buildings will continue to operate as affordable housing using Section 8 Housing Choice Vouchers.

The conversion action will not permanently decrease the number of affordable housing units in the county; there may be a temporary decrease if an over-income family chooses to stay in a former public housing unit until their 2-year HOTMA-implemented grace period ends.

HADCO anticipates that 135 residents, 59 households, will be displaced due to the different occupancy guidelines of public housing and Section 8. While some residents will be able to relocate into a different size former HADCO public housing unit, some will have to find rentals on the private market. HADCO will transition as many families as possible into its existing local portfolio of properties to minimize the impact on families and on the short-term local demand for Section 8 approved rental units.

- a. Use of proceeds: HADCO will not be disposing of any real or personal property during or after the conversion. No proceeds will be available for use.
- iv. Impact on Affordable Housing: HADCO's proposed conversion will have a long-term positive impact on affordable housing in the community. HADCO will have greater flexibility to secure financing for capital needs. This will mean necessary and desirable upgrades to the former public housing properties. Tenants will also enjoy greater flexibility to move to other areas

within the community and retain their housing affordability. Furthermore, units that are vacated by over-income families and families choosing to relocate outside the Douglas County area could be a new rental option for a family on the Section 8 waiting list.

- v. Public Housing Closeout: All dwelling and non-dwelling buildings for this project are included in this SVC application. Once all properties have been converted under this project and the AMP2 project, the PHA will close out its public housing program.



Supplemental Attachment IV

Future Use Transaction Table

AMP1; OR00300001 Buildings: 58; Units: 107; Acres: 19.05		
Total Units: 107	Reserved for Families 80% of AMI (PBV/TBV)	Other Use
Rental	107	0
For Sale	0	0
Non-Dwelling Structures	Former administrative building converted to dwelling units. It will be used for affordable housing. The maintenance shop, community building, and new administrative offices will continue to support the former public housing units.	
Acquiring Entity	Housing Authority of Douglas County	
Role of PHA in Future Use	HCV administrator and property owner.	
Method of Disposition or Retention	Retention for continued use as affordable housing under the Section 8 HCV program. Management of the residential buildings will be transferred to Douglas Multifamily Property Management.	
Disposition Amount	\$1.	



Supplemental Attachment V

Relocation Plan: Displaced Households

59 households are expected to be displaced because of the difference in occupancy guidelines between public housing and Section 8.

Category	Number of Households
1-bedroom Unit	0
2-bedroom Unit	33
3-bedroom Unit	21
4-bedroom Unit	5
Accessible Units	1 (two-bedroom unit)

Relocation Resources and Budget

HADCO will provide a relocation specialist to oversee all resident counseling and relocation activities, including relocation expenses, during the conversion. Current HADCO Section 8 representatives who are familiar with Douglas County will provide individual counseling to each impacted family and help them determine the best options for their future housing. If needed, HADCO will hire and train temporary Section 8 representatives to assist with day-to-day activities and the relocation activities.

HADCO will request 107 Tenant Protection Vouchers. Some will be converted to project-based vouchers (with tenant consent), some will be used as tenant-based vouchers in a former HADCO public housing unit, and some will be used to relocate the tenant to a rental unit outside of HADCO's portfolio.

HADCO will offer to pay actual and reasonable relocation expenses for tenants who are required to move and those who choose to move. This includes tenants who will relocate to another unit inside of HADCO's portfolio. We anticipate the total relocation cost, including consultations and actual moving expenses, to be \$60,000.00.