

Streamlined Annual PHA Plan (HCV Only PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 02/29/2016
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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, 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. Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

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 of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 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 exceeds 550, and that was designated as a standard performer in the most recent PHAS and 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.
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A.1	<p>PHA Name: CENTRAL OREGON REGIONAL HOUSING AUTHORITY PHA Code: OR034 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2019 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) <u> 1272 </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 the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below)</p>
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Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program
Lead HA:				

B.	Annual Plan.
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.</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(s): See Attachment "A"</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 checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p>(b) If this activity is planned for the current Fiscal Year, describe the activities. Provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan. See Attachment "B"</p>
B.3	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
B.4	<p>Civil Rights Certification</p> <p><i>Form HUD-50077, PHA Certifications of Compliance with the PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.</i></p>
B.5	<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>
B.6	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan. See Attachment "C"</p>
B.7	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(a) 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. See Attachment "D"</p>

ATTACHMENT "A"
Central Oregon Regional Housing Authority
dba Housing Works
PHA Annual Plan for FY Beginning 07/2019
Revision of Annual Plan Elements

In FY2018 the following changes affecting the annual plan elements were made to the HCV Administrative Plan and approved by the Board of Directors:

1.) 4-III.C. Selection Method: Local Preferences

Preference for Mainstream Vouchers Only – An individual or household who is currently homeless under one of the following definitions:

An individual or household who lacks a fixed, regular, and adequate nighttime residence, meaning:

- *Has a primary nighttime residence that is a public or private place not designed for or ordinarily used as a regular sleeping accommodation for human beings, including a car, park, abandoned building, bus or train station, airport, or camping ground;*
- *Is living in a supervised publicly or privately operated shelter designated to provide temporary living arrangements (including congregate shelters, transitional housing, and hotels and motels paid for by charitable organizations or by federal, State, or local government programs for low-income individuals); or*
- *Is exiting an institution where he or she resided for 90 days or less and who resided in an emergency shelter or place not meant for human habitation immediately before entering that institution; or*

An individual or household who will imminently lose their primary nighttime residence provided that:

- *The primary nighttime residence will be lost within 14 days of the date of application for homeless assistance;*
- *No subsequent residence has been identified and the individual or family lacks the resources or support networks, e.g., family, friends, faith-based or other social networks, needed to obtain other permanent housing; or*

An unaccompanied youth under 25 years of age, or families with children and youth, who do not otherwise qualify as homeless under this definition, but who:

- *Is defined as homeless under section 387 or the Runaway and Homeless Youth Act (42 U.S.C 5732a), section 637 of the Head Start Act (42 U.S.C. 9832), section 41403 of the Violence Against Women Act of 1994 (42 U.S.C. 14043e-2), section 330(h) of the Public Health Service Act (42 U.S.C. 254b(h)), section 3 of the Food and Nutrition Act of 2008*

(7 U.S.C. 2012), section 17(b) of the Child Nutrition Act of 1966 (42 U.S.C. 1786 (b)), or section 725 of the McKinney-Vento Homeless Assistance Act (42 U.S.C. 1143a);

- *Has not entered into a lease, have ownership interest, or occupancy agreement in permanent housing at any time during the 60 days immediately preceding the date of application for homeless assistance;*
- *Has experienced persistent instability as measured by two moves or more during the 60-day period immediately preceding the date of applying for homeless assistance; and*
- *Is expected to continue in such status for an extended period of time because of chronic disabilities; chronic physical health or mental health conditions; substance addiction; histories of domestic violence or childhood abuse (including neglect); the presence of a child or youth with a disabilities; or two or more barriers to employment, which include the lack of a high school degree or General Education Development (GED), illiteracy, low English proficiency, a history of incarceration for criminal activity, and a history of unstable employment; or*

An individual or household who:

- *Is fleeing, or is attempting to flee domestic violence, dating violence, sexual assault, stalking, or other dangerous or life-threatening conditions that relate to violence against the individual or a family member, including a child, that has either taken place within the individual's or family's primary nighttime residence or has made the individual or family afraid to return to their primary nighttime residence;*
- *Has no other residence and lacks the resources or support networks, e.g., family, friends, and faith-based or other social networks, to obtain other permanent residence; or*

An individual or household who is at risk of becoming homeless, meaning:

- *Does not have sufficient resources or support networks, e.g., family, friends, faith-based or other social networks, immediately available to prevent them from moving to an emergency shelter or another place described in the "Homeless" definition earlier; or*
- *Individual who meets one of the following conditions:*
 - A) *Has moved because of economic reasons two or more times during the 60 days immediately preceding the application for homelessness prevention assistance;*
 - B) *Is living in the home of another because of economic hardship;*
 - C) *Has been notified in writing that their right to occupy their current housing or living situation will be terminated within 21 days of the date of application for assistance;*
 - D) *Lives in a hotel or motel and the cost of the hotel or motel stay is not paid by charitable organizations or by federal, State, or local government programs for low-income individuals;*
 - E) *Lives in a single-room occupancy or efficiency apartment unit in which there reside more than two persons, or lives in a larger housing unit in which there reside more than 1.5 people per room, as defined by the U.S. Census Bureau;*
 - F) *Is exiting a publicly funded institution, or system of care (such as a health-care facility, a mental health facility, foster care or other youth facility, or correction program or institution); or otherwise lives in housing that has characteristics associated with instability and an increased risk of homelessness.*

2.) 17-VI.D. Selection from the Waiting List

For preferences related to the Project Based Vouchers only, we propose to add the following language:

Housing Works Policy

Housing Works will provide a selection preference when required by the regulation (e.g., eligible in-place families, elderly families or units with supportive services, or mobility impaired persons for accessible units). If applicable, preferences will be assigned to each property and supported with a Memorandum of Understanding from the service provider.

Currently, the following preferences are in place:

Cook Crossing- Preference will be given to applicants receiving services from the Department of Human Services (DHS) through APD. Currently there are (6) project based units.

Ochoco School Crossing – For the (7) project based units, (4) of the project based units will have a preference for applicants receiving services from DHS. The remaining (3) project based units will have a preference for applicants receiving services from Saving Grace. Currently there are (7) project based units.

Ponderosa Heights Apartments- Applicants receiving services from DHS through Child Welfare or Self Sufficiency. Currently there are (8) project based units.

Hawks View Estates- Applicants receiving services from DHS through Child Welfare or Self Sufficiency. Currently there are (8) project based units.

3.) In June 2018 and July 2018, Housing Works filed two competitive applications for additional vouchers.

On September 5, 2018 Housing Works received notification of 40 Mainstream Vouchers awarded. On November 21, 2018, we were awarded with 29 Family Unification Vouchers. Each special allocation of set aside vouchers were issued through a nationwide competitive application. In partnership with our local service providers, these vouchers will be issued to applicants from our 2019 HCV Waitlist that meet eligibility requirements.

ATTACHMENT "B"
Central Oregon Regional Housing Authority
dba Housing Works
PHA Annual Plan for FY Beginning 07/2019
Project Based Voucher Activity

- 1) For FY2019 the following Project Based Voucher activity is planned:
 - a.) Execute AHAP's for two developments that were awarded Project Based Vouchers in FY2018:
 - a. Red Canyon – Community in Redmond, 8 PBV
 - b. Bridge Meadows – Community in Redmond, 8 PBV

- 2) Housing Works may also issue other RFP's, as determined necessary, to meet agency goals and objectives while de-concentrating poverty and expanding housing and economic opportunities for the communities it serves.

ATTACHMENT "C"
Central Oregon Regional Housing Authority
dba Housing Works
PHA Annual Plan for FY Beginning 07/2019
Goals and Objectives Statement
Progress Report

- 1.) Goal: Expand opportunities for housing individuals and the communities we serve
 - a) Completed construction on three new affordable housing developments:
 - a. Cook Crossing – Completed in July 2017 - 50 apartment homes for 55 and older in Redmond
 - b. Moonlight Townhomes – Completed in October 2017 - 27 townhomes for families in Bend
 - c. Daggett Townhomes – 90% completed in December 2017 - 26 townhomes for families in Bend
 - d. Ochoco School Crossing – Completed in October 2018 – converted an abandoned elementary school into 29 affordable apartments in Prineville
 - e. Ponderosa Heights – Completed in January 2019 – 48 apartments for families in Sisters
 - f. Hawks View Estates – 80% Complete as of January 2019 – 42 townhomes for families in La Pine
 - b) Made substantial progress towards beginning construction on Liberty Lodge, an 8-plex apartment building designated for disabled households in Redmond, Oregon. Awarded \$1.2 million of HOME and state of Oregon GHAP funds and cleared NEPA environmental review.
 - c) Submitted 6 competitive funding applications in late 2018 and early 2019 for land acquisition and the potential development of nearly 200 new units of affordable housing in Redmond, Madras and Bend. Applications will look to leverage the \$750,000 award from the Federal Home Loan Bank of Des Moines for a proposed 24 unit apartment community in Bend targeting residents with disabilities and victims of domestic violence.
- 2.) Goal: Gain individual and family economic independence by connecting people to resources and bridging the gap between today's barriers and tomorrow's dreams
 - a) Served 131 households through the Family Self Sufficiency Program
 - b) Assisted 4 families in purchasing homes utilizing their HCV Vouchers, VIDA, ground lease or NSP down payment assistance programs
 - c) Expanded Resident Service Programs with Eviction Prevention, Rent Reporting for Credit Program, bus passes and youth programs.

- d) Assisted new 62 households with security deposits loans or grants and six households with credit builder loans
- e) Continued our collaboration with Thrive Central Oregon providing in-house social services to HCV participants and residents of our communities
- f) Entered into a new contractual collaboration with the Latino Community Association of Central Oregon to assist in outreach to the Spanish Language dependent community

3.) Goal: Demonstrate sound and professional stewardship of current investments and future assets

- a) Designated full time position to Asset Management.
- b) Completed portfolio assessments and deal books, implemented dashboards to monitor performance, and made substantial progress toward completing 15 year plans.
- c) Refinanced Ariel South providing \$450,000 in additional upgrades, amenities and improvements.
- d) Began first phase of addressing the long term capital needs of our oldest RD property.
- e) Created organization wide operating reserve to mitigate effects of any significant future downturn in the economy.

4.) Goal: Increase the public's understanding of Housing Works' role in building social capital, the economy and community vitality

- a) Completed 14 public presentations and held eight public events
- b) Housing Works was interviewed, mentioned, or quoted in 81 printed articles or media presentations
- c) Housing Works staff serve on the following boards and committees:
 - Sisters Housing Policy Advisory Board
 - Bend Affordable Housing Advisory Committee
 - COIC Housing for All Committee
 - Bend FUSE Committee
 - Central Oregon Rental Owners Association Member
 - Family Access Network (FAN) Steering Committee
 - Oregon Opportunity Network – Board and Policy Council
 - City of Redmond Housing & Community Development Board
 - Central Oregon Health Council Housing Workgroup
 - Bend 2030 Mid-Market Housing Workgroup
 - Redmond Executive Association
 - Bend Habitat for Humanity Selection Committee

ATTACHMENT "D"
Central Oregon Regional Housing Authority
dba Housing Works
PHA Annual Plan for FY Beginning 07/2019
Resident Advisory Board Activity

The Resident Advisory Board reviewed the PHA plan with no changes recommended other than minor spelling and grammatical comments.