

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
--	---	---

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.					
A.1	<p>PHA Name: CENTRAL OREGON REGIONAL HOUSING AUTHORITY PHA Code: OR034 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2020 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>The PHA Plan, PHA Plan Elements and all sources of information relevant to the public hearing are made available for inspection at the offices of Central Oregon Regional Housing Authority, 405 SW 6th Street, Redmond, OR 97756. In addition to this, the entire Housing Choice Voucher Administrative Plan as well as the PHA Plan and PHA Plan Elements are posted on our website at www.housing-works.org. The public may also obtain any additional information regarding PHA policies by contacting our office at 541-923-1018.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below)</p>					
		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. <input checked="" type="checkbox"/> <input 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"/> Operation and Management. <input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures. <input checked="" type="checkbox"/> <input type="checkbox"/> Homeownership Programs. <input checked="" type="checkbox"/> <input type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. <input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation. <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 07/2020
Revision of Annual Plan Elements

In FY2019 the following changes affecting the annual plan elements were made to the HCV Administrative Plan and approved by the Board of Directors:

1) Housing Works Administrative Plan:

- a) Chapter 2-II.C. Request for an Accommodation- add the following language:
"All accommodation requests will be re-evaluated annually, should client move or if family composition changes"
- b) Chapter 2-II.E. Approval/Denial of a Requested Accommodation- add the following language: "Once accommodation is approved, request will be reviewed annually, should client move or if family composition changes"
- c) Chapter 4-III.B. Selection and HCV Funding Sources- under Targeted Funding add the following language to include VASH Vouchers and the 29 Family Unification Vouchers awarded in 2018: "Veteran Affairs Supportive Housing (VASH) Vouchers for homeless veterans. Family Unification Program (FUP) Vouchers for FUP-Eligible Families and FUP Eligible-Youth."
- d) Chapter 5-II.E. Exceptions to Subsidy Standards- under Housing Works policy add the following language: "All requests for an exception to subsidy standards will be re-evaluated annually, should client move or if family composition changes."
- e) Chapter 7-II.A. Verification of Legal Identify- under Verification of Legal Identity for Children add the following language: "Original document issued by a federal, state, or local government agency, which contains the full legal name and date of birth."
- f) Chapter 8-I.B. Additional Local Requirements- under Clarifications of HUD Requirements add language to clarify HUD requirements related to Smoke Detectors and Carbon Monoxide Alarms.
- g) Chapter 8-II.B. Initial HQS Inspection under Inspection Results and Reinspection and Chapter 8-II.F. Inspection Results and Reinspections for Units Under HAP Contract- add the following language: "For non-life threatening failed items, Housing Works will accept pictures as verification that the deficiencies have been corrected."
- h) Chapter 10-I.C. Moving Process- under Zero HAP Families Who Wish to Move [24 CFR 982.455] add the following language: "A participant who is not receiving any subsidy, but whose HAP contract is still in force, may request a voucher to move to a different unit. The PHA must issue a voucher to move unless it has grounds to deny assistance under the program regulations. However, if the PHA determines no subsidy would be paid at the new unit, the PHA may refuse to enter into a HAP contract on behalf of the family."

Housing Works Policy

If a zero HAP family requests to move to a new unit, the family may request a voucher to

move. However, if no subsidy will be paid at the unit to which the family requests to move, Housing Works will not enter into a HAP contract on behalf of the family for the new unit.”

- i) Chapter 11-II.C. Changes Affecting Income or Expenses- under PHA Initiated Interim Reexamination add the following language related to FSS: **“For FSS Program Participants only:** When HUD issues new income limits, the FSS program coordinators will audit all current escrow earners calculations to determine if the new income limits will have an impact on the FSS participants escrow credits due. If it is determined that the new income limits affect the amount of escrow due, then an interim reexamination will be submitted to include the new income limits and escrow calculations. The effective date of the interim reexamination will match HUD’s effective date of the new income limits unless effective date falls on a day other than the 1st of the month, the interim reexamination will be effective the 1st day of the following month. Should the new income limits not affect the escrow credit amount due, no action will be taken.”
 - j) Chapter 11-II.C. Changes Affecting Income or Expenses- under PHA Initiated Interim Reexamination add the following language related to FSS: **“For FSS Program Participants only:** When HUD issues new income limits, the FSS program coordinators will audit all current escrow earners calculations to determine if the new income limits will have an impact on the FSS participants escrow credits due. If it is determined that the new income limits affect the amount of escrow due, then an interim reexamination will be submitted to include the new income limits and escrow calculations. The effective date of the interim reexamination will match HUD’s effective date of the new income limits unless effective date falls on a day other than the 1st of the month, the interim reexamination will be effective the 1st day of the following month. Should the new income limits not affect the escrow credit amount due, no action will be taken.”
 - k) Chapter 16-II.B. Payment Standards- under Unit-by-Unit Exceptions add the following language: “If a family request an exception to the payment standard for units larger than the voucher size, Housing Works will review the request and make a determination on a case by case basis and consider reasonable accommodation requests for an individual with disabilities. If a family was previously granted an exception to the payment standard and later experiences a change in circumstances that would result in a decreased voucher size, the family can request a reasonable accommodation and include supporting documentation for a larger voucher size. All request for a higher payment standard will be re-evaluated annually, should client move or if family composition changes.
 - l) Chapter 16-II.C. Utility Allowances under Housing Works Policy add the following language: “For units charged a utility use fee, Housing Works will use the actual use fee provided by the owner when determining the utility allowance.”
 - m) Chapter 16-III.D. Informal Hearing for Participants- under Informal Hearing Officer add the following language: “Additionally, Housing Works will approve Program Directors, System Tech and 3rd Party Contractors to serve as hearing officers.”
- 2) For the Homeownership Program, the following changes were implemented:
- a) Individuals participating in the Homeownership Program are no longer required to participate in the Family Self Sufficiency Program in order to utilize their voucher under homeownership.
 - b) Once a voucher holder has moved on to the Homeownership program, the family will be removed from the Family Self Sufficiency Program.

- 3) The FSS Action Plan was amended with the following changes:
 - a) Remove 120 day rule for enrollment under "Procedure for Starting the Contract" add the following language: The annual income, earned income, and family rent numbers to be inserted on page one of the CoP under "FSS Escrow Account" will be taken from the last annual or interim reexamination before the family's initial participation in the FSS program.
 - b) Remove current definition of suitable employment and replace with:
Employment with an established, legitimate business (the participant is receiving a regular paycheck from which taxes and other required deductions are withheld).

ATTACHMENT “B”
Central Oregon Regional Housing Authority
dba Housing Works
PHA Annual Plan for FY Beginning 07/2020
Project Based Voucher Activity

- 1) For FY2020 the following Project Based Voucher activity is planned:
 - a.) Execute HAP Contract and lease-up for Red Canyon Development that was awarded AHAP's in FY2019. Red Canyon is a family community in Redmond with 8 PBVs.
 - b.) AHAP's for two developments that were awarded Project Based Vouchers in FY 2018 and FY 2019:
 - a. Phoenix Crossing – Community in Bend, 24 PBV
 - b. Bridge Meadows – Community in Redmond, 8 PBV
 - c. Midtown Place- 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 07/2020
Goals and Objectives Statement
Progress Report

- 1.) Goal: Expand opportunities for housing individuals and the communities we serve
 - a) Completed construction on six 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 – 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 – Completed in January 2019 – 42 townhomes for families in La Pine
 - g. Liberty Lodge- Completed in February 2020- 8-plex apartment building for disabled households in Redmond.
 - h. Canyon Edge- 50% complete as of March 2020- 67 apartments for families in Redmond.
 - i. Rolling Sage- 50% complete as of March 2020- 23 apartments for families in Madras.
 - b) Made substantial progress towards closing on Phoenix Crossing, Legacy Landing and Midtown Place. Phoenix Crossing is a 24 unit affordable community with 12 units designated for victims of domestic violence and 12 for adults with Intellectual/Development Disabilities (IDD). Legacy Landing is 47 unit senior housing with 6 units set aside for patients of Mosaic Medical with chronic medical conditions and 4 units set aside for senior homeless veterans under the VASH program. Midtown Place is a 47 unit workforce housing community in Redmond. Phoenix Crossing and Legacy Landing were awarded \$1 million of HOME funding with other state and local resources. Midtown Place received a \$2.8 million loan from the City of Redmond.
 - c) Submitted 7 competitive funding applications in 2018, 2019 and 2020 for land acquisition and the potential development of over 250 new units of affordable housing in Redmond, Madras, Prineville and Bend.

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 124 households through the Family Self Sufficiency Program
- b) Assisted 5 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 57 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) Continued 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) Completed portfolio assessments and deal books, implemented dashboards to monitor performance, and made substantial progress toward completing 15 year plans.
- b) Completed and identified maintenance and improvement needs such as replaced stairs at Canyon East, replaced common area floors at Emma's Place and Horizon House, completed security measure improvements to Housing Works administrative building and completed exterior paint at Eastlake Village and Summit Park.
- c) Refinanced Larkspur Housing Loan for Ariel Glen/South and Healy Heights to lower interest rate to better position the property's ability to address the long term needs during a downturn in the market.
- d) Received loan obligation from USDA to rehab Menta Park, older RD community in Madras. Construction should commence summer of 2020.
- e) Taking the first steps in addressing future needs of current properties such as pursue opportunities to purchase investor's ownership interest in tax credit entities, prior to year 15, build new recycle center and parking spaces at Summit Park, perform consistent property inspection and complete identified maintenance needs and improvements.

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

- a) Completed 27 public presentations and held 8 public events
- b) Housing Works was interviewed, mentioned, or quoted in 70 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
 - Thrive Central Oregon

ATTACHMENT “D”
Central Oregon Regional Housing Authority
dba Housing Works
PHA Annual Plan for FY Beginning 07/2020
Resident Advisory Board Activity

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

The RAB is very pleased with the additional partnerships established for services related to the Housing Choice Voucher Program and towards Resident Services.

Resident Advisory Board Members:

- 1) Deborah Burris
- 2) Laurie Parker
- 3) Christina Dennis