

Resolution #: 20-04

Date: 04/01/2020

**RESOLUTION APPROVING THE HOUSING WORKS
5 YEAR PHA PLAN FOR FY 2020 AND CERTIFICATIONS OF
COMPLIANCE WITH PHA PLANS AND RELATED REGULATIONS**

WHEREAS, Central Oregon Regional Housing Authority DBA Housing Works, has entered into various contracts with the United States of America pertaining to the Housing Act of 1937, as amended; and

WHEREAS, the U. S. Department of Housing and Urban Development requires that Housing Works maintain accurate administrative documents, policies and procedures; and

WHEREAS, Housing Works is required to submit a 5 Year Agency Plan and a Certification of Compliance,

NOW THEREFORE BE IT RESOLVED, by the Board of Commissioners of Housing Works, that the 5 Year PHA Plan for FY 2020 is hereby approved and adopted, and

BE IT FURTHER RESOLVED, by the Board of Commissioners of Housing Works, that the 5 Year PHA Plan for FY 2020 and Certifications of Compliance with the PHA Plans and Related Regulations including required Civil Rights Certifications, copies of which are attached hereto and incorporated herein by this reference, are hereby approved and adopted.

Done and dated this 1st day of April, 2020

ATTEST:
Central Oregon Regional Housing Authority
DBA Housing Works

1st day of April, 2020

David Brandt



Executive Director

BOARD OF COMMISSIONERS
Laura Craska Cooper



Chair

RESOLUTION SUMMARY

Housing Choice Voucher Program 5 YEAR PHA Plan for FY 2020 and Certifications of Compliance with the PHA Plans and Related Regulations

April 1, 2020

Requested Action:

Consider approving the 5 Year PHA Plan for FY 2020 and the required Certifications of Compliance with PHA Plans and Related Regulations to Accompany the 5 Year PHA Plan for FY 2020.

Background:

The 5 Year PHA Plan is a document required by HUD to be completed every five years. This document provides 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 families.

Recommendation:

Recommend the board approve the 5 Year PHA Plan for FY 2020 and the attached Certifications of Compliance with PHA Plans and Related Regulations.

Attachments:

5 Year PHA Plan and Certifications for FY 2020

5-Year PHA Plan (for All 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-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																																				
A.1	PHA Name: <u> CENTRAL OREGON REGIONAL HOUSING AUTHORITY dba HOUSING WORKS </u> PHA Code: <u> OR 034 </u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u> 07/2020 </u> PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission <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 on 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 websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</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 PHA Plan and complete table below)</p> <table border="1"> <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> <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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B.	5-Year Plan. Required for <u>all</u> PHAs completing this form.
B.1	<p>Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.</p> <p>Our mission statement is "Fostering Dignity Through Housing". We do this by advocating and leading affordable housing efforts and tailoring programs to meet the region's needs. This includes Affirmatively Furthering Fair Housing and supporting the Violence Against Women Act.</p>
B.2	<p>Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years.</p> <p>See Attachment "A"</p>
B.3	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>See Attachment "B"</p>
B.4	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>See attachment "C"</p>
B.5	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>See attachment "D"</p>
B.6	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p>See attachment "E"</p>
B.7	<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>

ATTACHMENT "A"
Central Oregon Regional Housing Authority
dba Housing Works
5-Year PHA Plan for FY Beginning 07/2020
Goals and Objectives Statement

Goal: Create housing opportunities for individuals and the communities we serve:

- Increase/maintain the production of new housing units to meet the needs of our communities with a target of at least 250 units for the five year planning period
- Use leverage to acquire land by utilizing local government and State resources
- Partner with local land owners and builders that have affordability requirements linked to market rate development opportunities
- Utilize charitable foundations and faith organizations that potentially have surplus land available
- Build and maintain a reserve account for the purpose of strategic land acquisition
- Seek out and develop sources of gap financing (federal, State and local, including non-profit and conduit sources)
- Be positioned to competitively apply for all available funding opportunities
- Focus on cost efficiencies to stretch development budgets while maintaining quality
- Maintain existing and develop new relationships with builders suppliers and consultants in order to get preferred pricing

Goal: Connect individuals and resources to bridge the gap between today's barriers and tomorrow's dreams:

- Develop and maintain strong partnerships/relationships with service providers, community groups and agencies in order to maximize awareness of programs and resources for Housing Works' clients and housing resources available to partners' clients
- Maintain and revise Resident Services Plans for each one of Housing Works' owned communities, based on resident surveys and other evidence based approaches and change programs or partners where evidence indicates change is warranted
- Leverage resources by developing innovative partnerships with other public agencies, non-profits and community groups
- Maximize the number of Housing Works clients who are accessing federal and State program resources

Goal: Demonstrate sound and professional stewardship of both human and capital assets and future investments:

- Continue to invest in staff and the Board in order to attract, retain and develop the most productive and competent individuals and team members
- Maintain an organizational culture which encourages investments in our mission, values our staff and rewards innovation, initiative and professionalism

- Continue to strategically invest in technology and strategic partnerships to expand capacity and increase efficiency
- Institute asset management policies to insure that Housing Works communities can continue to operate indefinitely as affordable housing of the highest quality

Goal: Be a model for the other public agencies, specially our peer agencies, to emulate:

- Maintain the highest level of accuracy in entity financial reporting
- Maintain the highest level of program accuracy and performance in the Housing Choice Voucher Program
- Maintain the highest level of Asset Management performance and reporting
- Adopt reserve policies and fund and maintain financial reserves including a general operating reserve to cover a designated period of time operating with no revenues
- Perform contingent budget planning

Goal: Demonstrate leadership within our communities and the State with regard to affordable housing issues and policy:

- Maintain as big a presence in the media as possible
- Meet regularly with local elected and appointed officials, as well as business and civic groups, from communities in every county we serve
- Be current and active with information ad marketing in our own internet and social media presence
- Actively advocate on housing policy matters with local, State and federal officials.

ATTACHMENT "B"
Central Oregon Regional Housing Authority
dba Housing Works
5-Year PHA Plan for FY Beginning 07/2020
Five Year Progress Statement

Goal One: 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.

- d) Successfully placed an Encore Fellow Housing Advocate in 2017 for the HCV Department for 20 hours a week to assist voucher holders in finding housing in an extremely tight rental market. This position is fully paid for one year by the Encore Fellow program with no cost to Housing Works.

Goal Two: 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 an average of 138 households through the Family Self Sufficiency Program
- b) Assisted 35 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 191 households with security deposits loans or grants and 33 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 contractual collaboration with the Latino Community Association (LCA) of Central Oregon in 2018. LCA created a Housing Navigator position within their organization and has continued to provide outreach to the Spanish Language dependent community.

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

- a) Completed property rehabs at Reindeer Meadows and Aspen Villas
- b) Substantially rehabilitated Chennai Landing and Riverside Apartments
- c) Acquired and rehabilitated Brentwood Manor, an 8 unit HUD subsidized community in Redmond
- d) Received a \$150,000 grant from Meyer Memorial Trust to conduct a complete portfolio assessment and establish 15 year plans, deal books and CNA's for each property
- e) Completed portfolio assessments and deal books, implemented dashboards to monitor performance, and made substantial progress toward completing 15 year plans.
- f) 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.
- g) 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.
- h) Refinanced Ariel South providing \$450,000 in additional upgrades, amenities and improvements such as new roofs, gutters, garbage enclosure, and playground with sports court.

- i) Received loan obligation from USDA to rehab Menta Park, older RD community in Madras. Construction should commence summer of 2020.
- j) 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.
- k) Designated full time position to Asset Management.

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

- a) Produced Housing Advocacy Video funded by Meyer Memorial Trust in 2016.
- b) Completed 29 public presentations and held 20 public events
- c) Housing Works was interviewed, mentioned, or quoted in 241 printed articles or media presentations
- d) 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 "C"
Central Oregon Regional Housing Authority
dba Housing Works
5-Year PHA Plan for FY Beginning 07/2020
Violence Against Womens Act (VAWA) Statement

The Central Oregon Regional Housing Authority has a long standing partnership with Saving Grace, the regions agency providing services to victims of domestic violence and their families. Close partnerships with Saving Grace and the local Department of Human Services office ensure that Housing Choice Voucher (HCV) program participants are afforded all applicable rights under VAWA. Beyond this, HCV participants are also provided with information on workshops and courses, offered locally, to assist households that may be victims of domestic violence. Housing Works policies, procedures and practices ensure that each applicable VAWA case is handled with care and confidentiality and in accordance with any and all HUD regulations.

In an effort to expand our partnership with Saving Grace and provide housing to victims of domestic violence and their families, Housing Works has set aside 3 project based voucher units at Ochoco School Crossing. A preference is given to clients of Saving Grace. Also, Housing Works will set aside 12 of the 24 project based units at Phoenix Crossing for survivors of domestic violence. Construction should be complete around April 2021.

Also, at intake and through participation in the HCV program, clients are provided with copies of forms HUD-5280: Notice of Occupancy Rights under Violence Against Women Act (VAWA) and HUD-5282: Certification of Domestic Violence, Sexual Assault or Stalking, and Alternate Documentation.

ATTACHMENT "D"
Central Oregon Regional Housing Authority
dba Housing Works
5-Year PHA Plan for FY Beginning 07/2020
Significant Amendment and Substantial Deviation

"Substantial Deviation" is defined as:

- Any change to the mission or any of the HUD Strategic Goal items. This does not include any change to items under "Other PHA Goals and Objectives."
- Any change in the planned or actual use of federal funds for activities that would prohibit or redirect the Housing Authority's strategic goals of increasing the availability of decent, safe and affordable housing for the citizens of Crook, Deschutes and Jefferson Counties.
- Any single or cumulative annual change in the planned or actual use of federal funds as identified in the Five-Year Plan that exceeds 20% of the Housing Authority's annual program budgets for Section 8 or public housing activities.
- A mandate from local government officials, specifically the governing board of the Housing Authority, to modify, revise, or delete the long-range goals and objectives of the program.

A substantial deviation does not include: any changes in HUD rules and regulations that require or prohibit changes to activities listed herein.

"Significant Amendment" is defined as:

- Changes of a significant nature to the rent or admissions policies, or the organization of the waiting list for either Public Housing or Section 8 not required by federal regulatory requirements as to effect a change in the Section 8 Administrative Plan or the Public Housing Continued Occupancy Policy (ACOP).
- Any change with regard to demolition or disposition, designation, home ownership programs or conversion activities.
- A change in the planned or use of replacement reserve funds under the Capital Fund that exceeds 20% of the Housing Authority's annual budget.

Revisions that will not be considered a "substantial deviation" or a "significant amendment" are:

- Changes to any of the items in A or B above that is being adopted to reflect changes in HUD regulatory requirements;
- Changes to any category not included in A or B above; and
- Revisions to any attachments to the Agency Plan that would not be a change to any item included in A or B above.

ATTACHMENT "E"
Central Oregon Regional Housing Authority
dba Housing Works
5-Year PHA Plan for FY Beginning 07/2020
Resident Advisory Board Comments

The attached PHA 5 Year and Annual Plan was reviewed by the Resident Advisory Board.

Following are their comments, all of which are in support of our recommended changes:

- 1.) The RAB was very happy that the Board of Directors had approved changes to the 2020 HCV Administrative Plan. They felt these changes will provide clearer guidance for staff.
- 2.) The RAB is very pleased with the additional partnerships established for services related to the HCV Program and towards Resident Services. They are especially thrilled with the partnerships established with the Latino Community Association which will provide equal access to HCV program participants.
- 3.) The RAB was also very supportive of the continued use of Project Based Voucher (PBV) program. They felt that with the current housing crisis and lack of affordable housing this would expand housing and economic opportunities for those we serve. Additionally, the RAB was very happy that PBV set asides have been established to assist homeless veterans, victims of domestic violence and clients of the Department of Human Services.

Resident Advisory Board Members:

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

**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 X 5-Year and/or X Annual PHA Plan for the PHA fiscal year beginning 2020, 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).

Central Oregon Regional Housing Authority

OR034


PHA Name

PHA Number/HA Code

☒ Annual PHA Plan for Fiscal Year 2020

☒ 5-Year PHA Plan for Fiscal Years 2020 - 2025

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
Laura Craska Cooper	Board Chair
Signature 	Date 3 April 2020

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Julie V. Cody, the Director of the Affordable Rental Housing Division
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Housing Works

PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

Impediments (AI) to Fair Housing Choice of the

State of Oregon

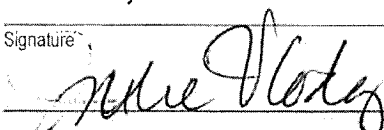
Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

The PHA and 5 year plan of Housing Works is consistent with the Consolidated Plan of the State of Oregon in that the plan outlines efficient utilization of federal, state and local resources to assist low income families with their housing needs. Housing Works is active in meeting the affordable housing needs of the communities that they serve.

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
Julie V. Cody	Director of the Affordable Rental Housing Div.
Signature: 	Date
	3/13/2020

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Lynne McConnell, the Affordable Housing Manager
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Central Oregon Regional Housing Authority dba Housing Works
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of

Impediments (AI) to Fair Housing Choice of the

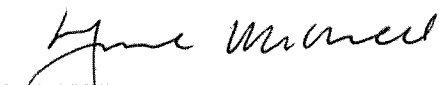
City of Bend

Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State Consolidated Plan and the AI.

Housing Works' goal to provide housing and to connect individuals to services is consistent and supportive
of the City of Bend's Consolidated Plan and Analysis of Impediments to Fair Housing.



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)

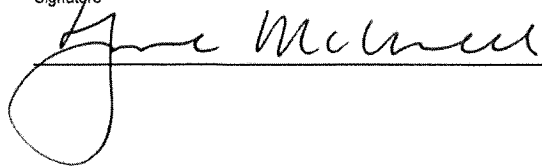
Name of Authorized Official

Lynne McConnell

Title

Affordable Housing Manager

Signature



Date

3/ 12/ 2020

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 2/29/2016

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, John Roberts, the Deputy City Manager
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Central Oregon Regional Housing Authority (dba Housing Works)
PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the

City of Redmond

Local Jurisdiction Name


pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State
Consolidated Plan and the AI.

Housing Works goal to provide housing and services is consistent with, and complies with, the goals
delineated in the City of Redmond's Consolidated Plan and Analysis of Impediments for Fair Housing.

John Roberts, Deputy City Manager (3/24/2020)

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
John Roberts	Deputy City Manager
Signature	Date
/s/ John Roberts 	3/24/2020 4-8-20