

Resolution #: 25-01

Date: 04-02-2025

**RESOLUTION APPROVING THE HOUSING WORKS
ANNUAL PHA PLAN AND 5 YEAR PLAN FOR FY 2025 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 an Annual Agency Plan, 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 Annual PHA Plan and 5 Year Plan for FY 2025 is hereby approved and adopted, and

BE IT FURTHER RESOLVED, by the Board of Commissioners of Housing Works, that the Annual PHA Plan, 5 Year Plan for FY 2025, 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 2nd day of April 2025

ATTEST:

Central Oregon Regional Housing Authority
DBA Housing Works

2nd day of April 2025

Lynne McConnell

BOARD OF COMMISSIONERS
Laura Craska Cooper



Executive Director



Chair

RESOLUTION SUMMARY

Housing Choice Voucher Program Annual PHA Plan and 5 Year Plan for FY 2025 and Certifications of Compliance with the PHA Plans and Related Regulations

April 2, 2025

Requested Action:

Consider approving the Annual PHA Plan and 5 Year Plan for FY 2025 and the required Certifications of Compliance with PHA Plans and Related Regulations to Accompany the Annual PHA Plan and 5 Year Plan for FY 2025.

Background:

The Annual PHA Plan is a document required by HUD to be completed annually. The 5 Year Plan is a document required by HUD to be completed every five years. These documents provide a ready source for interested parties to locate basic PHA policies, rules and requirements concerning the PHA's operations, programs and services, and inform 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 Annual PHA Plan and 5 Year Plan for FY 2025 and the attached Certifications of Compliance with PHA Plans and Related Regulations.

Attachments:

Annual PHA Plan, 5 Year Plan and Certifications for FY 2025

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 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-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 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, 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 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: <u>CENTRAL OREGON REGIONAL HOUSING AUTHORITY</u> PHA Code: <u>OR034</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2025</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) <u>1476</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 dba Housing Works, 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> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Participating PHAs</th> <th style="width: 10%;">PHA Code</th> <th style="width: 25%;">Program(s) in the Consortia</th> <th style="width: 20%;">Program(s) not in the Consortia</th> <th style="width: 20%;">No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <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	Lead HA:																								
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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 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 checked="" type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input type="checkbox"/> Informal Review and Hearing Procedures.</p> <p><input checked="" type="checkbox"/> <input 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	New Activities. – Not Applicable
B.3	<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 B</p>
B.4	Capital Improvements. – Not Applicable
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 N/A</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe: – See Attachment C</p>
C.	Other Document and/or Certification Requirements.
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</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.2	<p>Certification by State or Local Officials.</p> <p>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>
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>Form HUD-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	<p>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.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing (AFFH).
 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

HUD-VASH Program
 Housing Works proudly administers the HUD-VASH program, which integrates Housing Choice Voucher (HCV) rental assistance with case management and clinical services provided by the Department of Veterans Affairs (VA). This program serves homeless veterans, offering them both stable housing and the supportive services necessary to achieve long-term well-being. We are honored to have received five additional VASH vouchers, allowing us to extend this vital support to even more veterans in need.

Emergency Housing Vouchers (EHVs)
 EHVs provide critical rental assistance for individuals and families who are homeless, at risk of homelessness, recently homeless, or survivors of domestic violence, dating violence, sexual assault, stalking, and human trafficking. These vouchers play a key role in ensuring that those experiencing a housing crisis have access to safe and stable homes.

Family Unification Program (FUP)
 The FUP program assists families where the lack of adequate housing is the primary factor placing children at risk of out-of-home care or delaying their reunification. Additionally, FUP vouchers support young adults aged 18-24 who have exited or are aging out of foster care and are facing homelessness. By providing stable housing, we help ensure family preservation and brighter futures for young adults transitioning to independence.

Mainstream (MAIN) Program
 Mainstream vouchers assist non-elderly persons with disabilities who are transitioning out of institutional settings or who are at risk of institutionalization or homelessness. This program promotes independence and community integration by ensuring that individuals with disabilities have access to affordable, accessible housing options.

Non-Elderly Disabled (NED) Vouchers
 NED vouchers support non-elderly persons with disabilities in securing affordable private-market housing. Many individuals with disabilities face significant challenges in finding accessible housing, and this program helps bridge that gap by ensuring they have the resources needed to secure a safe and suitable home.

Latino Community Association (LCA) Partnership
 The Latino Community Association (LCA) is a vital resource for Central Oregon’s immigrant community, particularly for individuals with limited English proficiency. LCA provides essential services, including translation assistance, interpretation for phone calls, help with legal matters, tax filing support, and advocacy for financial stability. Through their programs, LCA fosters cross-cultural connections and ensures that immigrant families have the tools and resources they need to thrive.

Strengthening Community Partnerships
 Housing Works has formalized two Memorandums of Understanding (MOUs) with local partners to enhance our voucher utilization and leasing efforts. AbiliTree previously assisted clients with disabilities during the eligibility determination process, ensuring accessibility for those facing unique barriers. While their focus has shifted, we remain committed to supporting individuals with disabilities through other initiatives. Additionally, we continue to collaborate closely with Thrive Central Oregon, which provides vital Housing Navigation services to voucher recipients. Their support helps applicants successfully navigate the private rental market, improving housing stability for those we serve.

Fair Housing Goal:**Describe fair housing strategies and actions to achieve the goal**

At Housing Works, we recognize the lasting impact that housing policies and practices have had on individuals and families, and we are committed to addressing barriers that prevent people from accessing stable housing. Our approach ensures that our policies, procedures, and client interactions reflect fairness and accessibility for all.

One of the key steps we've taken is enhancing the way we share information with the community. Our website now serves as a central hub for housing resources, and we actively encourage its use as a reliable source of information. To make our services more accessible, we have expanded communication methods, including text messaging and electronic signature tools like SignNow, making it easier for clients—especially those with limited mobility or transportation—to complete necessary paperwork and access housing programs remotely. Additionally, our Bend Satellite Office provides an important in-person resource, allowing us to meet people where they are and improve service accessibility.

Ensuring that individuals can obtain clear, understandable information remains a priority. We continue to make educational materials—such as booklets, pamphlets, and online resources—readily available at all of our office locations. Recognizing that language barriers can prevent people from accessing housing opportunities, we are also maintaining our partnership with the Latino Community Association (LCA) to provide translation and interpretation services for clients with Limited English Proficiency. This collaboration helps ensure that all members of our community can navigate the housing process with confidence and ease.

Beyond our direct client services, we are also working with our board and community partners to reinforce our commitment to fair housing principles. By making thoughtful improvements to how we communicate, train staff, and develop outreach strategies, we are ensuring that housing opportunities are more accessible and that no one is excluded due to unnecessary barriers.

Housing Works remains dedicated to removing obstacles to stable housing, improving access to vital resources, and ensuring that everyone has the opportunity to secure safe, affordable housing. Through these efforts, we continue to strengthen our programs and uphold the fundamental principles of fair housing.

Create educational opportunities for community

At Housing Works, we believe education is key to ensuring fair and even access to housing. We partner with fair housing agencies to provide training material for landlords, property managers, staff, and the public, focusing on housing rights, fair market practices, and preventing discrimination.

To expand access, we share educational materials online, in print, and through digital tools like SignNow and text messaging, ensuring resources reach those with limited mobility or transportation. Additionally, our partnership with the Latino Community Association (LCA) ensures translation and interpretation services for individuals with Limited English Proficiency, eliminating language barriers.

By integrating training, outreach, and community collaboration, we work to mitigate discrimination, increase awareness, and promote fair housing for all.

Fair Housing Goal:**Describe fair housing strategies and actions to achieve the goal****Cultivate Values of Inclusion**

At Housing Works, we believe that everyone deserves a fair opportunity to succeed, both in housing and in the workplace. We are dedicated to creating an environment where individuals feel supported, heard, and empowered. To achieve this, we implement thoughtful initiatives that help break down barriers, promote open communication, and ensure that fairness and opportunity guide our decisions.

Our commitment goes beyond policies—we invest in training and education to equip our staff and leadership with the tools needed to provide fair and supportive services. By integrating these values into everything we do, we ensure that our programs, resources, and interactions reflect our dedication to housing access and meaningful community engagement.

To make housing more accessible and easier to navigate, we have:

- Expanded access to information by making our website a user-friendly resource and adding tools like text messaging and electronic signatures to simplify processes for individuals with mobility or transportation challenges.
- Opened the Bend Satellite Office to provide in-person support, making it easier for people to get the help they need.
- Partnered with the Latino Community Association (LCA) to offer translation and interpretation services, ensuring language is not a barrier to securing housing.
- Trained our staff and leadership to recognize and address challenges that may prevent individuals from accessing stable housing.

By continuing to listen, learn, and collaborate with community partners, we remain committed to making housing opportunities fair, welcoming, and within reach for all.

Instructions for Preparation of Form HUD-50075-HCV

Annual PHA Plan for HCV-Only 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), **Number of 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.

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

B. Plan Elements. All PHAs must complete this section. ([24 CFR §903.11\(c\)\(3\)](#))

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 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. 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. A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. ([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 HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support 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 rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies. ([24 CFR §903.7\(d\)](#))

Operation and Management. A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. ([24 CFR §903.7\(e\)](#)).

Informal Review and Hearing Procedures. A description of the informal hearing and review procedures that the PHA makes available to its applicants. ([24 CFR §903.7\(f\)](#))

Homeownership Programs. A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval. ([24 CFR §903.7\(k\)](#))

Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA’s partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA’s partnerships with other entities, and activities subject to Section 3 of the Housing and Community Development Act of 1968 (24 CFR Part 135) and under requirements for the Family Self-Sufficiency Program and others. Include the program’s size (including required and actual size of the FSS program) and means of allocating assistance to households. ([24 CFR §903.7\(l\)\(i\)](#)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. ([24 CFR §903.7\(l\)\(iii\)](#)).

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.

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

- B.2 New Activities.** This section refers to new capital activities which is not applicable for HCV-Only PHAs.
- 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 §903.11(c)(3), 24 CFR §903.7(r)(1))
- B.4 Capital Improvements.** This section refers to PHAs that receive funding from the Capital Fund Program (CFP) which is not applicable for HCV-Only PHAs
- 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 (AFFH).

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 in part 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 Annual PHA Plan. The Annual PHA Plan 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 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 6.02 hour 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

ATTACHMENT “A”
Central Oregon Regional Housing Authority
dba Housing Works
PHA Annual Plan for FY Beginning 07/2025
Revision of Annual Plan Elements

In FY2025 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 4-II.F. Updating the Waiting List - add the following language:

“For PBV Waitlist - To ensure fairness and transparency, Housing Works will exhaust each existing waiting list fully before starting a new one for the Project Based Voucher Program. Applications will be active for a maximum of up to two years. If, after this period, the list has not been exhausted or reopened, Housing Works will remove all applicants and begin a new waitlist. Applicants are encouraged to apply whenever new waitlists open.” (Attached red-line-item page 4-6 and 4-7)

b) Chapter 16-11.C. Utility Allowances – add the following language:

“For all PHA-owned properties, Housing Works will use the HCV Utility Allowance calculation method, consistent with the approach applied to other units in the private market, when determining voucher rental assistance. This practice aligns with the PHA established utility rates already in use for Project-Based Voucher (PBV) units.” (Attached red-lined item page 16-9)

2) For the Homeownership Program, the following changes were implemented:

a) Chapter 15-VII.I. Continued Assistance Requirements; Family Obligations, revise the following language:

“Clients under the HCV-HO program are not subject to regular biennial HQS inspections after completing and passing their initial HCV-HO HQS pre-purchase inspection requirement. However, if a homeowner is selected for a Quality Control Inspection (QCI) and deficiencies are found, they must correct these deficiencies within 30 calendar days.” (Attached red-lined items page 15-22)

Housing Works 2025 Administrative Plan

will be undertaken if a comparison suggests that certain populations are being underserved. Announcements of waiting list openings and other Housing Works activity will be sent to all Central Oregon Community Service Agencies and housing advocates.

4-II.E. REPORTING CHANGES IN FAMILY CIRCUMSTANCES

Housing Works Policy

All applicants must keep their contact and preference information updated in the Rent Café online system at all times.

4-II.F. UPDATING THE WAITING LIST [24 CFR 982.204]

HUD requires the PHA to establish policies to use when removing applicant names from the waiting list.

Purging the Waiting List

The decision to withdraw an applicant family that includes a person with disabilities from the waiting list is subject to reasonable accommodation. If the applicant did not respond to a PHA request for information or updates, and the PHA determines that the family did not respond because of the family member's disability, the PHA must reinstate the applicant family to their former position on the waiting list [24 CFR 982.204(c)(2)].

Housing Works Policy

Housing Works HCV Waiting List will be purged of **all** applicants immediately prior to opening the Wait List for new pre-applications. All applicants will be informed of the purge process upon application.

Removal from the Waiting List

Housing Works Policy

Applicants will be notified of the removal process from the waiting list at the time of their pre-application. If a notification letter is returned to Housing Works or otherwise not responded to, the family will be removed from the waiting list. However, if the family makes contact within 90 days of the deadline imposed and requests a reasonable accommodation, the PHA may return the family to the waiting list in the original date/time order after further review of the accommodation submitted.

For HCV Waitlist- All applications will be purged from the annual waiting list on December 31st. If an applicant is not selected by December 31st of the year that they applied, they must reapply the following year.

For PBV Waitlist - To ensure fairness and transparency, Housing Works will exhaust each existing waiting list fully before starting a new one for the Project Based Voucher Program. Applications will be active for a maximum of up to two years. If, after this period, the list has not been exhausted or reopened, Housing Works will remove all applicants and begin a new waitlist. Applicants are encouraged to apply whenever new waitlists open.

Housing Works 2025 Administrative Plan

~~For PBV Waitlist—Housing Works will exhaust each current waiting list prior to opening a new waiting list for the Project Based Voucher Program. All applicants are encouraged to apply for all future waitlist openings.~~

PART III: SELECTION FOR HCV ASSISTANCE

4-III.A. OVERVIEW

As vouchers become available, families on the waiting list must be selected for assistance in accordance with the policies described in this part.

The order in which families are selected from the waiting list depends on the selection method chosen by the PHA and is impacted in part by any selection preferences for which the family qualifies the source of HCV availability of targeted funding also may affect the order in which families are selected from the waiting list.

The PHA must maintain a clear record of all information required to verify that the family is selected from the waiting list according to the PHA's selection policies [24 CFR 982.204(b) and 982.207(e)].

4-III.B. SELECTION AND HCV FUNDING SOURCES

Special Admissions [24 CFR 982.203]

HUD may award funding for specifically-named families living in specified types of units (e.g., a family that is displaced by demolition of public housing; a non-purchasing family residing in a HOPE 1 or 2 projects). In these cases, the PHA may admit such families whether or not they are on the waiting list, and, if they are on the waiting list, without considering the family's position on the waiting list. These families are considered non-waiting list selections. The PHA must maintain records showing that such families were admitted with special program funding.

Targeted Funding [24 CFR 982.204(e)]

HUD may award a PHA funding for a specified category of families on the waiting list. The PHA must use this funding only to assist the families within the specified category. In order to assist families within a targeted funding category, the PHA may skip families that do not qualify within the targeted funding category. Within this category of families, the order in which such families are assisted is determined according to the policies provided in Section 4-III.C.

Housing Works Policy

Housing Works administers the following types of targeted funding:

NED Voucher for the non-elderly disabled.

Mainstream Vouchers for non-elderly disabled individuals coming out of or at risk of becoming homeless.

Veteran Affairs Supportive Housing (VASH) Vouchers for homeless veterans.

Family Unification Program (FUP) Vouchers for FUP-Eligible Families and FUP Eligible-Youth.

Emergency Housing Voucher for families experiencing or at risk of homelessness; fleeing, or attempting to flee, domestic violence, dating violence,

Housing Works 2025 Administrative Plan

month when the family moves out. The family or lender is not required to refund to the PHA the homeownership assistance for the month when the family moves out.

Before commencement of homeownership assistance, the family must execute a statement of family obligations in the form prescribed by HUD [Form HUD-52649]. In the statement, the family agrees to comply with all family obligations under the homeownership option.

The family must comply with the following obligations:

- The family must comply with the terms of the mortgage securing debt incurred to purchase the home, or any refinancing of such debt.

Housing Works Policy

~~Clients under the HCV-HO program are not subject to regular biennial HQS inspections after completing and passing their initial HCV-HO HQS pre-purchase inspection requirement. However, if a homeowner is selected for a Quality Control Inspection (QCI) and deficiencies are found, they must correct these deficiencies within 30 calendar days. The family must pass HQS inspections as per Housing Works policy. Any HQS failed items noted on any inspection after the initial inspection will have to be corrected by the family within 30 calendar days as a condition of continued assistance.~~

- The family must complete any required post-purchase homeownership counseling.
- The family may not convey or transfer ownership of the home, except for purposes of financing, refinancing, or pending settlement of the estate of a deceased family member. Use and occupancy of the home are subject to 24 CFR 982.551 (h) and (i).
- The family must supply information to the PHA or HUD as specified in 24 CFR 982.551(b). The family must further supply any information required by the PHA or HUD concerning mortgage financing or refinancing, sale or transfer of any interest in the home, or homeownership expenses.

Housing Works Policy

Housing Works must approve any proposed refinancing of the property. Refinancing the property, without prior written approval from Housing Works may result in termination of the HCV Homeownership assistance.

- The family must notify the PHA before moving out of the home.
- The family must notify the PHA if the family defaults on the mortgage used to purchase the home.
- The family must provide the PHA with information on any satisfaction or payment of the mortgage debt.
- No family member may have any ownership interest in any other residential property.
- The family must comply with the obligations of a participant family described in 24 CFR 982.551, except for the following provisions which do not apply to assistance under the homeownership option: 24 CFR 982.551(c), (d), (e), (f), (g) and (j).

Housing Works 2025 Administrative Plan

The utility allowance must include the utilities and services that are necessary in the locality to provide housing that complies with housing quality standards. Costs for telephone, cable/satellite television, and internet services are not included in the utility allowance schedule.

In the utility allowance schedule, the PHA must classify utilities and other housing services according to the following general categories: space heating; air conditioning; cooking; water heating; water; sewer; trash collection; other electric; cost of tenant-supplied refrigerator; cost of tenant-supplied range; applicable surcharges; and other specified housing services.

The cost of each utility and housing service must be stated separately by unit size and type. Chapter 18 of the *HCV Guidebook* provides detailed guidance to the PHA about establishing utility allowance schedules.

The PHA must state its policy for utility allowance payments in the administrative plan and apply it consistently to all households. The PHA must provide a copy of the utility allowance schedule to HUD.

Housing Works Policy

For units charged a utility use fee, Housing Works will use the actual use fee provided by the owner when determining the utility allowance.

~~For all PHA-owned properties, Housing Works will use the HCV Utility Allowance calculation method, consistent with the approach applied to other units in the private market, when determining voucher rental assistance. This practice aligns with the PHA-established utility rates already in use for Project-Based Voucher (PBV) units. For PHA-owned properties, Housing Works will use the utility allowance calculation method approved by the funding source in its owned properties.~~

Energy Efficient Utility Allowance [24 CFR 982.517(b)(2)(ii)]

In addition to the area-wide utility allowance standard, the PHA may maintain an area-wide, energy efficient utility allowance schedule to be used for units that are in a building that meets Leadership in Energy and Environmental Design (LEED) or Energy Star standards.

Housing Works Policy

Housing Works will not maintain an energy efficient utility allowance schedule.

Air Conditioning

An allowance for air-conditioning must be provided when the majority of housing units in the market have central air-conditioning or are wired for tenant-installed air conditioners.

Housing Works Policy

Housing Works has **not** included an allowance for air-conditioning in its schedule.

ATTACHMENT “B”
Central Oregon Regional Housing Authority
dba Housing Works
PHA Annual Plan for FY Beginning 07/2025
Goals and Objectives Statement
Progress Report

1.) Goal: Expand opportunities for housing individuals and the communities we serve

Professional Accomplishments:

- a) Completed construction of two housing developments.
 - a. Spencer Court, 60 units of workforce housing in Redmond, finished construction in February 2025.
 - b. Cleveland Commons 33 units of new PSH housing in Bend, finished construction in February 2025.
- b) Started construction of College View Apartments, 59 units of new workforce housing in Bend, with an expected completion in August 2025.
- c) Awarded financing for Nine Peaks Apartments, 45 units of new workforce housing in Bend, with an expected construction start date of May 2025 and completion in August 2026.
- d) Applied to the state’s housing finance agency for a workforce housing development in Redmond. Submitted the application in October 2024 and will hopefully be selected in Summer of 2025. This development includes 59 units.

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

Professional Accomplishments:

- a) We have successfully served 114 households through the Family Self Sufficiency Program to date, facilitating their journey towards self-reliance and stability.
- b) Notably, seven families have successfully purchased a home utilizing their HCV Vouchers, VIDA, ground lease, or NSP down payment assistance programs.
- c) The contract with Cornerstone Community Housing continued. Resident Services programs included collaboration with local law enforcement and fire agencies, and local community organizations such as THRIVE, WIC, Neighbor Impact, Friends of the Children, OSU Extension, and Oregon Department of Human Services. Scholarship programs expanded in partnership with Sisters Parks and Recreation and Madaras Aquatic centers, allowing all ages to benefit from scholarships replacing the previous youth only initiative. Summer camp scholarships were expanded in partnership with Campfire, who conducted outreach and awarded 90% scholarships for all Housing Works households and provided transportation when needed.
- d) Cornerstone completed the three-year survey of all Housing Works sites in 2024. 200 total responses were received, including 6 responses completed through the Spanish survey link. Responses were received from a range of sites and provided written open-ended responses along with multiple choice responses. Rental assistance and food assistance were marked as the highest needs, followed by access to Financial Assistance, Homeownership Opportunities, Mental Health Support and access to dental care.

- e) In 2025, Cornerstone is launching HRSN (Housing Related Social Needs) services in Central Oregon in partnership with PacificSource. Cornerstone is now approved to make rent and utility payments, along with other financial resources for qualifying households. Cornerstone staff is conducting outreach at multiple sites to help residents enroll and in most cases, households will receive up to 6 months of rent, including past due balances.
- f) Programs at Prineville sites are expanding during 2025 and 2026 thanks to funding to Cornerstone from the Central Oregon Health Council. Funds are dedicated to expanding reading programs for youth, community building programs, food programs, and a 20-hour per week position dedicated to Prineville households.
- g) Legacy Landing and Canyons Edge will also benefit 20-hour weekly positions at each site funded from the FUSE project in Central Oregon. This project provides dedicated on-site support services to enhance individual and community well-being for senior residents; engaging support systems that aims to: prevent evictions, enhance access to healthcare and essential services, and foster community engagement.
- h) A total of 67 households have been provided assistance with security deposit loans or grants, furthering our commitment to fostering housing stability. Additionally, 4 households have benefited from credit builder loans, empowering individuals to strengthen their financial footing.
- i) Our enduring collaboration with Thrive Central Oregon remains pivotal, as we continue to offer in-house social services to Housing Choice Voucher (HCV) participants and residents within our communities. This steadfast partnership underscores our dedication to supporting the holistic well-being of our constituents.
- j) Continued collaboration with the Latino Community Association of Central Oregon underscores our commitment to community outreach. By actively engaging with the Spanish language-dependent community, we strive to ensure that our services are accessible and responsive to those with Limited English Proficiency.
- k) With the invaluable assistance of the Latino Community Association (LCA), we continue to successfully translate four PATHWorks (Family Self Sufficiency) newsletters into Spanish. This initiative promotes accessibility and ensures that crucial information reaches a broader audience, furthering our mission of community empowerment.
- l) We continue to leverage resources of local community partners to bolster our leasing initiatives and optimize the utilization of vouchers. While AbiliTree has shifted their agencies focus, we will continue to access their resources on a case-by-case basis so clients with disabilities identified from the waitlist, facilitating their eligibility determination process. Furthermore, Thrive Central Oregon will continue to support the HCV Program by providing Housing Navigation support to applicants upon receiving vouchers, equipping them with the necessary tools to navigate the housing market effectively and achieve sustainable housing outcomes with a focus on Special Purpose Vouchers. These collaborations exemplify our dedication to enhancing service delivery and fostering positive community impact.

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

Professional Accomplishments:

- a) Comprehensive Deal Books and performance monitoring tools are meticulously crafted for each new development, ensuring thorough oversight and strategic management. Furthermore, existing property Deal Books and performance monitoring tools undergo regular updates to maintain accuracy and relevance.
- b) Our proactive approach to maintenance and improvement initiatives has led to the identification and successful completion of various projects. These include exterior painting endeavors at Ariel Glen (4 buildings), Hawks View, and Horizon House. Routine maintenance activities were completed throughout our portfolio to extend the useful life and enhance the curb appeal of our properties. These include essential tasks such as dryer vent cleaning, elevator testing and certifications, power washing, window washing of select exterior buildings, and landscape improvements.
- c) Initiatives aimed at addressing the future needs of our current properties are underway, exemplifying our commitment to long-term sustainability. Efforts such as changing toilets from 3.5 gallons per flush to 1.26 gallons per flush will significantly reduce the water use at Summit Park. Furthermore, the Heatly Homes Grant from the Oregon Health Authority was approved and critical upgrades such as roof replacements, HVAC installations, and safety improvements at Horizon, Emma's Place, and Prairie House will begin in 2025.

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

Professional Accomplishments:

- a) Housing Works remains deeply engaged within the community through various channels, including virtual interviews and contributions to articles or media presentations, showcasing our commitment to active participation and public dialogue.
- b) 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
 - Housing Oregon – Board and Policy Council
 - City of Redmond Housing & Community Development Committee
 - Central Oregon Health Council Housing Workgroup
 - Bend 2030 Mid-Market Housing Workgroup
 - Redmond Executive Association
 - Bend Habitat for Humanity Selection Committee
 - Thrive Central Oregon
 - Homeless Leadership Coalition
 - ROC Cohort Program - Housing Equity Project initiative for Central Oregon
 - Fair Housing Council of Oregon – Central Oregon Advisory Group
 - Neighborhood Partnership

ATTACHMENT “C”
Central Oregon Regional Housing Authority
dba Housing Works
PHA Annual Plan for FY Beginning 07/2025
Fiscal Year Audit Findings

We received an unmodified opinion regarding the financial statements as a whole; however, two findings were noted in the Auditor’s Report on Compliance for Federal Programs.

1. **Finding 2024-001:** A significant deficiency was identified related to noncompliance with procurement procedures under the Uniform Guidance (2 CFR 200.320) for the Coronavirus State and Local Fiscal Recovery Funds (ARPA). The Housing Authority did not follow the sealed bid method as required, which led to noncompliance with procurement standards.

2. **Finding 2024-002:** A material weakness was identified concerning the reporting requirements under the Farm Labor Housing Loans and Grants program. The Housing Authority did not submit the 2023-2024 proposed budgets for Canyon East and Menta Park on time, and the required financial reports (Form RD 3560-7) with 12 months of actual income and expenses were not provided for verification. This resulted in noncompliance with Rural Development’s financial reporting requirements.

See the attached pages from the audit report for further details on these findings and the corrective actions taken.

CENTRAL OREGON REGIONAL HOUSING AUTHORITY

SCHEDULE OF FINDINGS AND QUESTIONED COSTS - (CONTINUED)

YEAR ENDED JUNE 30, 2024

Finding 2024-001:

Assistance Listing Number/Federal Program/Granting Agency:

AL # 21.027. Coronavirus State and Local Fiscal Recovery Funds, American Rescue Plan Act (ARPA)

Criteria: Recipients are required to follow procurement procedures as required in the Uniform Guidance, 2 CFR 200.320.

Statement of Condition: The Housing Authority did not follow sealed bid method in accordance with the procurement standards 2 CFR 200.320 of the Uniform Guidance.

Questioned Costs: None.

Cause: The Housing Authority executed a contract with the General Contractor and did not follow sealed bid method for procurement in accordance with the Uniform Guidance.

Effect or Possible Effect and Perspective: The Housing Authority did not comply with the procurement requirement set forth in the Uniform Guidance, 2 CFR 200.320.

Repeat Finding: Repeat finding.

Recommendation: The Housing Authority should designate a person in the development department to verify which procurement method should be used.

Views of Responsible Officials: Agree.

CENTRAL OREGON REGIONAL HOUSING AUTHORITY

SCHEDULE OF FINDINGS AND QUESTIONED COSTS - (CONTINUED)

YEAR ENDED JUNE 30, 2024

Finding 2024-002:

Assistance Listing Number/Federal Program/Granting Agency:

AL# 10.405 Farm Labor Housing Loans and Grants

Criteria: Recipients are required to submit the annual proposed budget for the following year 90 days before the start date of the fiscal year. Recipients are also required to submit annual financial reports including Form RD 3560-7 with 12 months of actual income and expenses to RD no later than 90 days following the close of the project fiscal year.

Statement of Condition: During our tests of compliance over the RD program, we noted the 2023-2024 RD proposed budgets for Canyon East and Menta Park were not approved by RD since they were not submitted to RD by April 1, 2023 through MINC. The Management was also unable to provide Forms 3560-7 for Canyon East and Menta Park with 12 months of actual income and expenses; therefore, we were unable to verify if the reports were submitted to RD within the required time frame. During our tests of internal control over compliance, we noted the Management did not respond to RD's annual budget reminder in a timely manner.

Questioned Costs: None.

Cause: The Management stated they submitted the requested 2023-2024 annual budgets, but there were issues with the utility allowances not aligning in the RD software. The Management tried to resolve the issues with RD but eventually the process stopped with no resolution.

Effect or Possible Effect and Perspective: The Housing Authority did not comply with the reporting requirement set forth in the RD HB-2-3560 Chapter 4, Section 4 Budget Requirements and Chapter 4, Section 5 Annual Financial Reporting Due Dates and Agency Review of Annual Financial Reports.

Repeat Finding: Not a Repeat finding.

Recommendation: The Housing Authority should monitor the required RD report submission status, and maintain the documentation of the annual financial reports.

Views of Responsible Officials: Agree.

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

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

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the _X_ 5-Year and/or _X_ Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning _2025_, in connection with the submission of the Plan and implementation thereof:

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

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

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 2025 - 2030

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

Name of Executive Director

Name Board Chairman

Lynne McConnell

Laura Craska Cooper

Signature

Lynne McConnell 4/2/25
Date

Signature

Laura Craska Cooper

Date

2 April 2025

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**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 3/31/2024

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

I, Racheal Baker, the Housing Division Manager
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2025 to 2030 and/or Annual PHA Plan for fiscal year 2025 of the Central Oregon Regional Housing Authority dba Housing Works is consistent with the Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

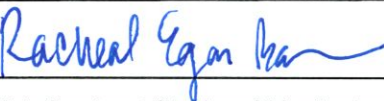
City of Bend
Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

The PHA Plan aligns with the City of Bend's Consolidated Plan goals to preserve affordable rental housing through the rental assistance provided, and the plan supports necessary public services through its partnerships with Abilitree, Latino Community Association, and Thrive Central Oregon.

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: Racheal Baker	Title: Housing Division Manager
Signature: 	Date: April 11, 2025

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**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 3/31/2024

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

I, Natasha Detweiler-Daby, the Director, Affordable Rental Housing Division
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2025-2030 and/or Annual PHA Plan for fiscal
year 2025 of the Central Oregon Regional Housing Authority dba Housing Works is consistent with the
PHA Name


Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

State of Oregon
Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR §§ 903.7(o)(3) and 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or
State Consolidated Plan. To increase housing units and work towards deconcentration of poverty.

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: <u>Natasha Detweiler-Daby</u>	Title: <u>Director, Affordable Rental Housing Division</u>
Signature: 	Date: <u>4/14/2025</u>

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**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 3/31/2024

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

I, Keith Witcosky, the City Manager
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years 2025 to 2030 and/or Annual PHA Plan for fiscal year 2025 of the Central Oregon Regional Housing Authority dba Housing Works is consistent with the Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

City of Redmond, Oregon

Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

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)

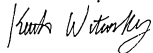
Name of Authorized Official:

Keith Witcosky

Title:

City Manager

Signature:



Date: 04 / 09 / 2025

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