

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 09/30/2027
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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. They also 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-, very low-, and extremely low- income families.

Applicability. The Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form. PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) 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, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.
A.1	PHA Name: The Housing Authority of Douglas County PHA Code: OR003 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 04/2026 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units 155 Number of Housing Choice Vouchers (HCVs) 861 Total Combined 1029 PHA Plan Submission Type: ☒ Annual Submission ☐ Revised Annual Submission Public Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans. Housing Authority Administration Office located at 1000 W. Stanton Street, Roseburg, OR 97471, City of Roseburg Public Library located at 1409 NE Diamond Blvd, Roseburg, OR 97470, Reedsport Public Library located at 395 Winchester St, Reedsport, OR 97457 and on HADCO's website at www.hadcor.org

B.2 New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y N

- ☐ ☒ Choice Neighborhoods Grants.
- ☒ ☐ Modernization or Development.
- ☐ ☒ Demolition and/or Disposition.
- ☐ ☒ Conversion of Public Housing to Tenant Based Assistance.
- ☒ ☐ Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- ☐ ☒ Homeownership Program under Section 32, 9 or 8(Y)
- ☒ ☐ Project Based Vouchers.
- ☐ ☒ Units with Approved Vacancies for Modernization.
- ☐ ☒ Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

New Activities.

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

Y N

- 0 1 Hope VI or Choice Neighborhoods.
- 1 0 Mixed Finance Modernization or Development.
- 0 1 Demolition and/or Disposition.
- 1 0 Conversion of Public Housing to Tenant Based Assistance.
- 0 1 Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
- 1 0 Project Based Vouchers.
- 0 1 Units with Approved Vacancies for Modernization.
- 0 1 Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.

Project base VASH Vouchers at Eagle Landing- Convert 54 Family Choice Project Based Vouchers to VASH Project Based Vouchers at Eagle Landing. Twenty two vouchers have been converted. The remaining conversion will occur as units become vacant and are able to lease to chronically homeless Veterans.

Development of affordable housing

Develop affordable housing on available land currently behind the Myers Activity Center in Roseburg, OR. The land is currently undeveloped land included in the Public Housing ACC contract. HADCO intends to request a boundary line adjustment and dispose of the land pursuant to PIH 2016-20 to a LLC with

B.3 Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.

Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.

Goal 1 Expand the supply of assisted housing;

Objective: Apply for additional rental vouchers

Progress: HADCO will continue to apply for vouchers when available.

Goal 2 Increase assisted housing choices.

Objective: Provide voucher mobility counseling and conduct outreach to potential landlords

Progress: Continue to provide information at briefings & in briefing packet/family handbook

Objective: Provide education and resource referral regarding housing opportunities

Progress: Ready to Rent Course has been implemented with great success and continued interest. HADCO's CSC Coordinator and staff continue to network with clients and Landlords to provide housing guidance.

Goal 3 Promote self-sufficiency and asset development of assisted households.

Objective: Provide or attract supportive services to improve assistance recipients' employability.

Progress: HADCO staffs a CSC Coordinator. This individual provides support in providing housing referrals to tenants and participants.

Goal 4 Affirmatively furthering fair housing

Objective: Ensure equal opportunity and affirmatively further fair housing.

Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability.

Progress: HADCO provides accessible units. HADCO has a Reasonable Accommodation Process and partners with community organizations to sponsor annual Fair Housing training. Continue outreach to minority groups not likely to access our housing programs.

Goal 5 Expand the supply of project based assisted housing;

Objective: Apply for project based rental vouchers.

Progress: HADCO will continue to apply for vouchers when available.

Goal 6 Project base Section 8 Family Choice Vouchers to the Blueridge Apartments

Objective: Provide additional housing subsidy to applicants on the waitlist at Blueridge that are unable to afford the rent without assistance.

Progress: HADCO needs to complete the RFP and HUD application for this assignment.

B.4	Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. Pending HUD Approval
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y N ☐ ☒ (b) If yes, please describe:
C.	Other Document and/or Certification Requirements.
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y N ☒ ☐ (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.

C.2	Certification by State or Local Officials. 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.
C.3	Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Form 50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y N ☐ ☒ (b) If yes, include Challenged Elements.

Instructions for Preparation of Form HUD-50075-HP Annual Plan for High Performing PHAs

A. PHIA Information. All PHAs must complete this section (24 CFR 903.4).

A.1 Include the full PHA Name, PHIA Code, PHIA Type, PHIA Fiscal Year Beginning (MM/YYYY), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHIA Plan (24 CFR 903.23(e)).

PHIA Consortia: Check box if submitting a Joint PHA Plan and complete the table (24 CFR 943.128(a)).

B. Plan Elements.

B.1 Revision of Existing PHIA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location (24 CFR 903.7(a)(2)(i)). Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy (24 CFR 903.7(a)(2)(ii)).

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions.** Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR 903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements 24 CFR 903.7(b). Describe the PHA’s procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists 24 CFR 903.7(b). A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV (24 CFR 903.7(b)). Describe the unit assignment policies for public housing 24 CFR 903.7(b).

☐ **Financial Resources.** A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program and state the planned use for the resources (24 CFR 903.7(c)).

☐ **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies (24 CFR 903.7(d)).

☐ **Homeownership Programs.** A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act (24 CFR 903.7(k) and 24 CFR 903.11(c)(1)).

☐ **Safety and Crime Prevention.** A description of PHA’s plan for safety and crime prevention. For High Performing PHAs, the information required by 24 CFR 903.7(m) must be included only to the extent this information is required for PHA’s participation in the public housing drug elimination program and the PHA anticipates participating in this program in the applicable year (24 CFR 903.11(c)(1)).

☐ **Pet Policy.** Describe the PHA’s policies and requirements pertaining to the ownership of pets in public housing (24 CFR 903.7(n)).

☐ **Substantial Deviation.** PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan (24 CFR 903.7(s)(2)(i)).

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan (24 CFR 903.7(s)(2)(ii)). For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the ‘Sample PHA Plan Amendment’ found in Notice PIH-2019-23(HA), successor RAD Implementation Notices, or other RAD Notices.

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

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see 24 CFR 903.2 (24 CFR 903.23(b)).

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements or discretionary policies in the applicable Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

☐ **Choice Neighborhoods Grants.** 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for Choice Neighborhoods Grants; and 2) A timetable for the submission of applications or proposals. The application and approval process for Choice Neighborhoods is a separate process. See guidance on HUD's website at: <https://www.hud.gov/cn> (Notice PHH 2011-47).

☐ **Modernization or Development (Conventional & Mixed-Finance).** 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for modernization or development; and 2) A timetable for the submission of applications or proposals. The application and approval process for modernization or development is a separate process. See 24 CFR part 905 and guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hopec6/mfph#4.

☐ **Demolition and/or Disposition.** With respect to public housing only, describe (1) any public housing development(s), or portion of a public housing development projects, owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition approval under section 18 of the 1937 Act (42 U.S.C. 1437p); and (2) a timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed as described in the PHA's last Annual and/or 5-Year PHA Plan submission. The application and approval process for demolition and/or disposition is a separate process. Approval of the PHA Plan does not constitute approval of these activities. See guidance on HUD's website at: https://www.hud.gov/program_offices/public_indian_housing/centers/sac/demo_dispo/ and 24 CFR 903.7(h).

☐ **Conversion of Public Housing under the Voluntary or Mandatory Conversion programs.** Describe (1) any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; (2) An analysis of the projects or buildings required to be converted under Section 33; and (3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at the Special Applications Center (SAC) (<https://www.hud.gov/sac>) and 24 CFR 903.7(j).

☐ **Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program (including Faircloth to RAD).** Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Assistance or Project-Based Vouchers under RAD. Note that all PHAs shall be required to provide the information listed in Attachment 1D of Notice PHH 2019-23(HA) as a significant amendment or its successor notice. See additional guidance on HUD's website at: <https://www.hud.gov/RAD/library/notices>.

☐ **Homeownership Programs.** A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA's 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act (24 CFR 903.7(k) and 24 CFR 903.11(c)(1)).

☐ **Project-Based Vouchers.** Describe any plans to use HCVs for new project-based vouchers, which must comply with PBV goals, civil rights requirements, Housing Quality Standards (HQS) and deconcentration standards, as stated in (24 CFR 983.55(b)(1)) and set forth in the PHA Plan statement of deconcentration and other policies that govern eligibility, selection, and admissions. If using project-based vouchers, provide the projected number of project-based units and general locations (including if PBV units are planned on any former or current public housing units or sites) and describe how project-basing would be consistent with the PHA Plan (24 CFR 903.7(b), 24 CFR 903.7(r)).

☐ **Units with Approved Vacancies for Modernization.** The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with 24 CFR 990.145(a)(1).

☐ **Other Capital Grant Programs (i.e., Capital Fund Lead Based Paint, Housing Related Hazards, At Risk/Receivership/Substandard/Troubled Program, and/or Emergency Safety and Security Grants).** For all activities that the PHA plans to undertake in the applicable Fiscal Year, provide a description of the activity in the space provided.

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan (24 CFR 903.7(s)(1)).

B.4 Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section (24 CFR 903.7 (g)). To comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan in EPIC and the date that it was approved. PHAs can reference the form by including the following language in the Capital Improvement section of the appropriate Annual or Streamlined PHA Plan Template: "See Capital Fund 5 Year Action Plan in EPIC approved by HUD on XX/XX/XXXX."

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided (24 CFR 903.7(p)).

C. Other Document and/or Certification Requirements

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations (24 CFR 903.13(c), 24 CFR 903.19).

C.2 Certification by State or Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR 903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077-ST-HCV-IIP, *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-IIP, *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 24 CFR 5.150 et. seq., 903.7(o)(1), and 903.15(d).

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 (24 CFR 903.23(b)).

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-income, very low-income, and extremely low-income families.

Public reporting burden for this information collection is estimated to average 5.26 hours per response, including the time for reviewing instructions, searching existing data sources, gathering, and maintaining the data needed and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, RFE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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 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.

Deconcentration Policy (CFR 903.7)

It is HADCO's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. To achieve deconcentration HADCO will skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner.

NON-DISCRIMINATION POLICY

In compliance with federal and state law, this policy affirms the commitment of HADCO to protect people from discrimination. These laws protect HADCO those who apply for HADCO jobs, and those who receive or apply to receive housing or other services from HADCO. HADCO takes these laws seriously. HADCO will not unlawfully discriminate against anyone because of:

Race	National Origin	Color
Religion	Gender	Disability
Familial Status (having minor children)	Sexual orientation including gender identity	Marital Status
Source of Income	Domestic Violence Victims	

Reasonable Accommodation or Unit Modification for Disabled Persons or Tenants

HADCO will reasonably accommodate the needs of disabled persons. Any person who is disabled may ask HADCO for help performing HADCO jobs, applying for HADCO assistance, complying with HADCO lease, or using HADCO services. This help may modify a rule, alter job duties, change a HADCO apartment, or change how HADCO communicates. HADCO will try to accommodate these needs. To do that, HADCO must determine (i) that the person making the request is disabled, that the requested accommodation because of the disability, is necessary to allow the requestor to use and enjoy the program or premises; (iii) that the accommodation would not cause HADCO an undue burden or undue and would not require a fundamental change in the job functions or HADCO's program. A full copy of HADCO's Reasonable Accommodation policy and a request form are included as attachments to the lease. To ask for help, contact any HADCO staff.

No Retaliation

HADCO will not unlawfully retaliate against anyone for exercising their rights.

If You Need Help

If you think HADCO has broken any of the above laws, HADCO would like to hear from you. We encourage you to complete a complaint form at our office or contact us at:

Janeal Kohler
Executive Director
1000 W. Stanton Street
Roseburg, OR 97471
541-673-6548 ext 115
jkohler@hadcor.org

Attachment 13

Violence Against Women Act of 2005 (VAWA)

The Housing Authority of Douglas County provides information regarding VAWA to all participants and applicants of the Public Housing and Section 8 Programs. The Housing Authority networks with Battered Person's Advocacy, Roseburg Rescue Mission and Woman's Shelter.

Annual PHA Plan

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

Response to Office of Fair Housing and Equal Opportunity for 2026-2030.

HADCO continues to adhere to the principals of affirmative marketing. HADCO conducts in house audits within the PHA's programs to ensure compliance, one being tenant selection policies. HADCO's annual third-party audits have shown program compliance as well.

HADCO has a long-established Limited English Proficiency Plan.

All HADCO staff receives annual fair housing training from the Fair Housing Council of Oregon.

HADCO attends Landlord Association of Douglas County meetings. The purpose is to market the S8 voucher program outside the areas of poverty/minority concentrations and to market the S8 voucher program to new landlords.

HADCO has an actively involved RAB. HADCO staff and the RAB reviewed Public Housing and Section 8 policies and procedures. The proposed changes were reviewed by the HADCO Board of Commissioners at the Public Hearing for the Plan. The HADCO Board response is included in the 2025 Plan.

DEFINITION OF "SUBSTANTIAL DEVIATION" AND "SIGNIFICANT AMENDMENT OR MODIFICATION"

In accordance with HUD regulations in 24 CFR 903.7 and 24 (CFR 905.3, HADCO has defined below the basic criteria that will be used for determining substantial deviation from its five year plan; significant amendment or modification to the 5 year and Annual Plan; and significant amendment or modification to the Capital Fund Program 5 year Action Plan. Prior to implementing changes that meet such criteria, HADCO will submit for HUD approval, a revised Plan(s) that meets full public process requirements including Resident Advisory Board review and consultation.

HADCO's criteria as defined below, is applicable to all CFP components including Capital Fund grants; Replacement Housing Factor (RHF) grants; Disaster grants; Capital Fund Financing Program (CFFP) allocations; as well as any new or future formula components such as Demolition and Disposition Transitional Funding (DDTF).

Criteria for defining "Substantial Deviation" from the 5-year plan:

- A major change in the direction of HADCO pertaining to its mission and goals would constitute a "substantial deviation" from the agency's 5-year plan.
- Examples include undertaking new program activities, development strategies or financing initiatives that do not otherwise further HADCO's stated mission and goals as articulated in the 5- year plan

Criteria for defining "Significant Amendment or Modification" to the 5 year and Annual Plan

- Changes to rent, admission policies, or organizational of the waiting list(s) in the Public Housing Program that will impact more than 10% of applicants and/or households assisted under the program.
- Changes to rent, admission policies, or organizational of the waiting list(s) in the Housing Choice Voucher Program that will impact more than 10% of applicants and/or households assisted under the program.
- Substantial changes to demolition, disposition, designated housing, homeownership, or conversion activities identified in the current HUD-approved Annual or 5-year Plans.

Criteria for defining "Significant Amendment or Modification to the Capital Fund Program (CFP) 5-year Action Plan

- Proposed demolition, disposition, homeownership, Capital Fund financing, development, or mixed finance proposals will be considered significant amendments to the CFP 5-year Action Plan.
- Additions of non-emergency work items not included in the current CFP Annual Statement of CFP 5-Year Action Plan that exceeds \$20,000.

Exceptions

- Changes under the above definitions that are required due to HUD regulations, federal statutes, state or local laws/ordinances or as a result of a declared national or local emergency will not be considered substantial deviation or significant amendment/modification.
- Changes under the above definitions which are funded by source other than federal funds will not require Plan amendment or modification.

Low Rent Public Housing Needs Assessment 2026 Annual Plan

DRAFT

Roseburg		Units	Cost Estimate
1	Replace flooring in units each year as funding permits (five year budget)	6	\$ 36,000.00
2	Paint remaining yellow buildings- 6 buildings	12	\$ 75,000.00
3	R/R bathroom fans	60	\$ 30,000.00
4	Emergency back up Generators	2	\$ 50,000.00
5	New Information Board		\$ 4,500.00
6	Rehab Storage unit - foundation stabalization	2	\$ 50,000.00
7	Replace windows	60	\$ 200,000.00
8	Replace kitchen cabinets and countertops	50	\$ 250,000.00
9	Replace Light fixtures with LED lighting	30	\$ 30,000.00
10	Replace roof vent pipe flashing	60	\$ 30,000.00
11	Replace maintenance van	1	\$ 60,000.00
12	Sidewalk replacement and accessibility upgrades		\$ 75,000.00
13	R/R landscaping	Annually	\$ 44,000.00
14	Security lighting along center walk way		\$ 4,500.00
15	R/R Railroad Ties		\$ 4,000.00
16	Install Playground		\$ 150,000.00
Roseburg Sub Total			\$ 1,093,000.00
Riddle			
1	Regravel parking		\$ 7,400.00
2	New Information Board		\$ 4,500.00
3	R/R Landscaping		\$ 6,500.00
4	Upgrade lighting to LED	4	\$ 5,000.00
Riddle Sub Total			\$ 23,400.00
Oakland			
1	New Information Board		\$ 4,500.00
2	Drainage-divert water away from the buildings		\$ 15,000.00
3	Accessible Route-CNA Report	1	\$ 26,000.00
4	R/R Landscaping		\$ 5,000.00
5	R/R railroad ties around playground and replace with rubber chips		\$ 15,000.00
6	Upgrade lighting to LED's	8	\$ 8,000.00
7	Replace Fascia Boards and Gutters	8	\$ 30,000.00
Oakland Sub Total			\$ 103,500.00
Winston			
1	Replace flooring as needed starting in 2019	11	\$ 66,000.00
2	Playground		\$ 50,000.00
3	Paint Exterior of Buildings	16	\$ 140,000.00
4	R/R Landscaping		\$ 12,000.00
5	Replace Electrical Panels	16	\$ 40,000.00
6	Replace Cabinets and Counter tops	16	\$ 160,000.00
7	Water Valve Replacement	15	\$ 15,000.00
Winston Sub Total			\$ 483,000.00
Yoncalla			
1	Tree trimming		\$ 1,350.00
2	Paint exterior of buildings	15	\$ 110,000.00
3	Residing on the west end of building family section	3	\$ 30,000.00
4	French Drain and larger rock on hillside of family section		\$ 50,000.00

5 R/R Sliders in family section	6	\$	12,500.00
6 R/R Railroad ties		\$	4,500.00
7 Upgrade lighting to LED's	8	\$	8,000.00
8 R/R Flooring as funding permit and/or unoccupied	15	\$	20,000.00
9 New Information Boards	2	\$	9,000.00
10 Replace cadet heaters	59	\$	14,750.00
Yoncalla Sub Total		\$	260,100.00

Reedsport

1 Replace kitchen cabinets, counters, and range hoods in elderly units	19	\$	190,000.00
2 R/R Sewer lines	46	\$	230,000.00
3 Treet Trimming		\$	5,000.00
4 Widen off road parking by unit 389 Elm	4	\$	100,000.00
5 Replace windows on lower interior facing buildings Elderly side	4	\$	4,000.00
6 R/R roof vent boots	56	\$	10,000.00
7 Senior Center parking lot- reseal		\$	25,000.00
8 Siding and gutter replacement Elderly units	24	\$	400,000.00
9 Family units- R/R dryer vents in the attic- bowed and plug easily	10	\$	15,000.00
10 Replace lighting fixtures to LED's	24	\$	24,000.00
11 Install locking mailboxes Elderly units	24	\$	12,000.00
12 R/R bathroom vents	48	\$	24,000.00
13 R/R main water shut off valves Family units	24	\$	24,000.00
14 R/R roof air vents	44	\$	22,000.00
15 Repair concrete driveways	3	\$	24,000.00
16 Repair sidewalk cracks	3	\$	3,000.00
Reedsport Sub Total		\$	1,112,000.00

Grand Total for Capital Improvements

\$ 3,075,000.00

HA Wide **Per year**

Employee Training	\$	10,000.00
Audit per year	\$	2,500.00
Relocation (varies depending on projects)	\$	2,000.00
Administration of CFP grant	\$	25,000.00
Fees and Costs (A & E) (varies depending on projects)	\$	5,000.00
Operations	\$	40,000.00
Covert PH to Section 8	\$	90,000.00
HA Wide Sub Total	\$	174,500.00

MASTER CFP LIST
FOR CFP 2026 ANNUAL PLAN SUBMISSION

<u>MASTER CFP LIST</u>		-	(14,941)	974	34,474	33,474
FOR CFP 2026 ANNUAL PLAN SUBMISSION		585,474	585,474	585,474	585,474	585,474
Estimated Grant Total:		585,474	600,415	584,500	551,000	552,000
<u>Total Itemized list for Properties:</u>		496,974	511,915	495,000	461,500	462,500
(HA-Wide)>>&						

Roseburg 3-1:

	# Units	Total Cost						
Replace flooring in units each year as funding permits (five year budget)	6/yr	\$ 36,000.00	\$ 29,974.00	\$ 40,515.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	
Paint remaining yellow buildings- 6 buildings	12	\$ 75,000.00		\$ 75,000.00				
R/R bathroom fans	60	\$ 30,000.00	\$ 30,000.00					
Emergency back up Generators	2	\$ 50,000.00				\$ 50,000.00	\$ 50,000.00	
New Information Board	1	\$ 4,500.00						
Rehab Storage unit - foundation stabalization	2	\$ 50,000.00				\$ 50,000.00	\$ 50,000.00	
Replace windows	60	\$ 200,000.00				\$ 72,500.00	\$ 72,500.00	
Replace kitchen cabinets and countertops	60	\$ 250,000.00		\$ 40,000.00				
Replace Light fixtures with LED lighting	30	\$ 30,000.00			\$ 30,000.00			
Replace roof vent pipe flashing	60	\$ 30,000.00			\$ 30,000.00			
Replace maintenance van	1	\$ 60,000.00		\$ 60,000.00				
Sidewalk replacement and accessibility upgrades		\$ 75,000.00						
R/R landscaping		\$ 44,000.00		\$ 29,000.00				
Security lighting along center walk way		\$ 4,500.00	\$ 4,500.00					
R/R Railroad Ties		\$ 4,000.00						
Install Playground	1	\$ 150,000.00						\$ 150,000.00
SUBTOTALS		\$ 1,093,000.00	\$ 64,474.00	\$ 244,515.00	\$ 80,000.00	\$ 192,500.00	\$ 342,500.00	

Oakland 3-4:

	# Units							
Drainage-divert water away from the buildings	8	\$ 15,000.00						
New Information Board	8	\$ 4,500.00						
R/R Landscaping		\$ 5,000.00						
Accessible Route-CNA Report	3	\$ 26,000.00				\$ 26,000.00		
R/R railroad ties around playground and replace with rubber chips	0	\$ 15,000.00	\$ 15,000.00					
Upgrade lighting to LED's	8	\$ 8,000.00			\$ 8,000.00			
Replace Fascia Boards and Gutters	8	\$ 30,000.00						
SUBTOTALS		\$ 103,500.00	\$ 15,000.00	\$ -	\$ 8,000.00	\$ 26,000.00	\$ -	

Riddle 3-5:

	# Units							
Regravel parking	8	\$ 7,400.00		\$ 7,400.00				
New Information Board	1	\$ 4,500.00						
R/R Landscaping		\$ 6,500.00						
Upgrade lighting to LED	4	\$ 5,000.00						
SUBTOTALS		\$ 23,400.00	\$ -	\$ 7,400.00	\$ -	\$ -	\$ -	

Winston 3-6:

	# Units							
Replace flooring as needed starting in 2019	*****	\$ 66,000.00		\$ 40,000.00				
Playground		\$ 50,000.00		\$ 50,000.00				
Replace Electrical Panels	16	\$ 40,000.00		\$ 40,000.00				
Paint Exterior of Buildings	16	\$ 140,000.00		\$ 100,000.00				

R/R Landscaping	16	\$	12,000.00										
Replace Cabinets and Counter tops	16	\$	160,000.00	\$	88,000.00								
Water Valve Replacement	15	\$	15,000.00	\$	15,000.00								
SUBTOTALS		\$	483,000.00	\$	103,000.00	\$	230,000.00	\$	-	\$	-	\$	-

Yoncalla 3-8:

Units

Tree trimming	15	\$	1,350.00			\$	10,000.00				
Paint exterior of buildings	15	\$	110,000.00	\$	110,000.00						
Residing on the west end of building family section	2	\$	30,000.00			\$	30,000.00				
French Drain and larger rock on hillside of family section	1	\$	50,000.00					\$	50,000.00		
R/R Sliders in family section	6	\$	12,500.00	\$	12,500.00						
R/R Railroad ties		\$	4,500.00								
Upgrade lighting to LED's	8	\$	8,000.00					\$	8,000.00		
New Information Boards	2	\$	9,000.00								
R/R Flooring as funding permit and/or unoccupied		\$	20,000.00					\$	20,000.00	\$	20,000.00
SUBTOTALS		\$	245,350.00	\$	122,500.00	\$	30,000.00	\$	88,000.00	\$	20,000.00
										\$	20,000.00

Reedsport 002007

Units

Replace kitchen cabinets, counters, and range hoods in elderly units	19	\$	190,000.00							\$	100,000.00		
R/R Sewer lines	46	\$	230,000.00	\$	92,000.00			\$	115,000.00	\$	23,000.00		
Widen off road parking by unit 389 Elm	1	\$	100,000.00	\$	100,000.00								
Replace windows on lower interior facing buildings Elderly side	4	\$	4,000.00					\$	4,000.00				
R/R roof vent boots	56	\$	10,000.00										
Treet Trimming		\$	5,000.00										
Senior Center parking lot- reseal	1	\$	25,000.00										
Siding and gutter replacement Elderly units	24	\$	400,000.00					\$	200,000.00	\$	200,000.00		
Family units- R/R dryer vents in the attic- bowed and plug easily	10	\$	15,000.00										
Replace lighing fixtures to LED's	24	\$	24,000.00										
Install locking mailboxes Elderly units	24	\$	12,000.00										
R/R bathroom vents	48	\$	24,000.00										
R/R main water shut off valves Family units	24	\$	24,000.00										
R/R roof air vents	44	\$	22,000.00										
SUBTOTALS		\$	1,085,000.00	\$	192,000.00	\$	-	\$	319,000.00	\$	223,000.00	\$	100,000.00
		\$	3,033,250.00	\$	496,974.00	\$	511,915.00	\$	495,000.00	\$	461,500.00	\$	462,500.00

HA - W I D E

MAX ALLOW

1406 -Operations (may not exceed 20% of grant)		\$	40,000.00	\$	40,000.00	\$	40,000.00	\$	40,000.00	\$	40,000.00
1408 -Mgmt Improvements											
P/H Training PH Staff		\$	10,000.00	\$	10,000.00	\$	10,000.00	\$	10,000.00	\$	10,000.00
1410-Admin		\$	30,000.00	\$	30,000.00	\$	30,000.00	\$	30,000.00	\$	30,000.00
1411-Audit		\$	1,500.00	\$	1,500.00	\$	2,500.00	\$	2,500.00	\$	2,500.00
1430-Fees/Costs & A & E		\$	5,000.00	\$	5,000.00	\$	5,000.00	\$	5,000.00	\$	5,000.00
1495-Relocation		\$	2,000.00	\$	2,000.00	\$	2,000.00	\$	2,000.00	\$	2,000.00
1502-Contingency (may not exceed 10% of grant											
Covert PH to Section 8											
Subtotal HA-WIDE	-	\$	88,500.00	\$	88,500.00	\$	89,500.00	\$	89,500.00	\$	89,500.00