

PHA Plans

Streamlined Annual Version

U.S. Department of Housing and
Urban Development
Office of Public and Indian
Housing

OMB No. 2577-0226
(exp. 05/31/2006)

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 that introduced 5-year and annual PHA Plans. The full 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 of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 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. 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, Federal Housing Administration, 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. Information in PHA plans is publicly available.

Streamlined Annual PHA Plan

for Fiscal Year: 2007

PHA Name: Northeast Oregon Housing Authority

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

Streamlined Annual PHA Plan Agency Identification

PHA Name: Northeast Oregon Housing Authority
PHA Number: OR032

PHA Fiscal Year Beginning: (mm/yyyy) 04/2007

PHA Programs Administered:

Public Housing and Section 8 **Section 8 Only** **Public Housing Only**
Number of public housing units: 129 Number of S8 units: Number of public housing units:
Number of S8 units: 710

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

PHA Plan Contact Information:

Name: Maggie LaMont, Executive Director Phone: 541-963-5360, Ext: 22
TDD: 541-963-2465 Email (if available): nemag@uwtc.net

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

X PHA's main administrative office PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection. Yes No.

If yes, select all that apply:

- Main administrative office of the PHA
- PHA development management offices
- Main administrative office of the local, county or State government
- Public library PHA website Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- Main business office of the PHA PHA development management offices
- Other (list below)

Streamlined Annual PHA Plan
Fiscal Year 2007
[24 CFR Part 903.12(c)]

Table of Contents
[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

A. PHA PLAN COMPONENTS

- 1. Site-Based Waiting List Policies
903.7(b)(2) Policies on Eligibility, Selection, and Admissions
- X 2. Capital Improvement Needs
903.7(g) Statement of Capital Improvements Needed
- X 3. Section 8(y) Homeownership
903.7(k)(1)(i) Statement of Homeownership Programs
- 4. Project-Based Voucher Programs
- X 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
- X 6. Supporting Documents Available for Review
- X 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- X 8. Capital Fund Program 5-Year Action Plan

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

Form HUD-50070, Certification for a Drug-Free Workplace;
Form HUD-50071, Certification of Payments to Influence Federal Transactions; and
Form SF-LLL & SF-LLL a, Disclosure of Lobbying Activities.

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? NO
If yes, complete the following table; if not skip to B.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component.

1. How many site-based waiting lists will the PHA operate in the coming year?
2. Yes No: Are any or all of the PHA’s site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

2. Capital Improvement Needs

[24 CFR Part 903.12 (c), 903.7 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component.

A. Capital Fund Program

1. X Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. Yes X No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

1. Yes X No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).
2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
<input type="checkbox"/>	Revitalization Plan under development
<input type="checkbox"/>	Revitalization Plan submitted, pending approval
<input type="checkbox"/>	Revitalization Plan approved
<input type="checkbox"/>	Activities pursuant to an approved Revitalization Plan underway

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:

4. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:

5. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to the next component; if “yes”, complete each program description below (copy and complete questions for each program identified.)

2. Program Description:

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, what is the maximum number of participants this fiscal year?

b. PHA established eligibility criteria

Yes No: Will the PHA’s program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria:

c. What actions will the PHA undertake to implement the program this year (list)?

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner down payment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- X Demonstrating that it has other relevant experience (list experience below):
Received approval from local HUD Office

4. Use of the Project -Based Voucher Program

Intent to Use Project-Based Assistance

Yes X No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.

1. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
 - low utilization rate for vouchers due to lack of suitable rental units
 - access to neighborhoods outside of high poverty areas
 - other (describe below):
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: (State of Oregon)

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
- X The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- X The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below)

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
X	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement.	5 Year and Annual Plans
	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the method for setting public housing flat rents. X Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development. X Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. X Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
X	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
X	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
	Any policies governing any Section 8 special housing types X Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures. X Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
X	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
X	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program (Section <u>23</u> of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Public Housing Community Service Policy/Programs X Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8.	Annual Plan: Community Service & Self-Sufficiency
X	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
X	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). X Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: NORTHEAST OREGON HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: OR16P032-501-07 Replacement Housing Factor Grant No:	Federal FY of Grant: 2007
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$94,199.30	\$0.00	\$0.00	\$0.00
3	1408 Management Improvements				
4	1410 Administration	\$20,024.70	\$0.00	\$0.00	\$0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	\$22,088.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$43,935.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$20,000.00	\$0.00	\$0.00	\$0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$200,247.00	\$0.00	\$0.00	\$0.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation				

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHA Name: NORTHEAST OREGON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OR16PO32-501-07 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	OPERATIONS	1406		\$94,199.30	\$0.00	\$0.00	\$0.00	
	ADMINISTRATION	1410						
	SALARY & BENEFITS			\$20,024.70	\$0.00	\$0.00	\$0.00	
	TOTAL:HA WIDE			\$114,224.00	\$0.00	\$0.00	\$0.00	
OR32-1	SITE IMPROVEMENTS	1450						
	CONCRETE REPLACEMENT		1,500 SF	\$10,000.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
	REPLACE SECURITY LIGHTING Baker & LaGrande Elderly	1450	2 sites	\$6,044.00	\$0.00	\$0.00	\$0.00	
	SUB TOTAL 1450			\$16,044.00	\$0.00	\$0.00	\$0.00	
OR32-1	DWELLING STRUCTURES	1460						
	Replace cabinet doors & drawer fronts & guides, family units		18	\$43,935.00	\$0.00	\$0.00	\$0.00	
	SUB TOTAL 1460			\$43,935.00	\$0.00	\$0.00	\$0.00	
OR32-1	NON-DWELLING STRUCTURES	1470						
				\$0.00	\$0.00	\$0.00	\$0.00	
	SUB TOTAL 1470			\$0.00	\$0.00	\$0.00	\$0.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: NORTHEAST OREGON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OR16PO32-501-07 Replacement Housing Factor Grant No:			Federal FY of Grant: 2007			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
OR32-1	NON-DWELLING STRUCTURES	1475						
	MAINTENANCE VEHICLE		1	\$20,000.00	\$0.00	\$0.00	\$0.00	
	SUB TOTAL 1475			\$20,000.00	\$0.00	\$0.00	\$0.00	
	TOTAL OR32-1			\$79,979.00	\$0.00	\$0.00	\$0.00	
OR32-3	REPLACE SECURITY LIGHTING	1450	1	\$3,022.00	\$0.00	\$0.00	\$0.00	
	TOTAL OR32-3			\$3,022.00	\$0.00	\$0.00	\$0.00	
OR32-4	REPLACE SECURITY LIGHTING	1450	1	\$3,022.00	\$0.00	\$0.00	\$0.00	
	TOTAL OR32-4			\$3,022.00	\$0.00	\$0.00	\$0.00	
	TOTAL GRANT AMOUNT			\$200,247.00	\$0.00	\$0.00	\$0.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHA Name: NORTHEAST OREGON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: OR16PO32-501-07 Replacement Housing Factor No:					Federal FY of Grant: 2007
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA WIDE	01/31/09			07/31/09			
OR32-1	01/31/09			07/31/09			
OR32-3	01/31/09			07/31/09			
OR32-4	01/31/09			07/31/09			

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary**

PHA Name: NORTHEAST OREGON HOUSING AUTHORITY	Grant Type and Number Capital Fund Program Grant No: OR16P032-501-06 Replacement Housing Factor Grant No:	Federal FY of Grant: 2006
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Original Annual Statement Reserve for Disasters/ Emergencies Revised Annual Statement (revision no:)
X Performance and Evaluation Report for Period Ending: 09/30/06 Final Performance and Evaluation Report

Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$148,058.00	\$148,058.00	\$0.00	\$0.00
3	1408 Management Improvements				
4	1410 Administration	\$22,045.00	\$20,025.00	\$10,000.00	\$0.00
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	\$10,000.00	\$10,000.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures	\$0.00	\$0.00	\$0.00	\$0.00
13	1475 Nondwelling Equipment	\$22,164.00	\$22,164.00	\$0.00	\$0.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$202,267.00	200,247.00	\$10,000.00	\$0.00
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: NORTHEAST OREGON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OR16PO32-501-06 Replacement Housing Factor Grant No:			Federal FY of Grant 2006			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	OPERATIONS	1406		\$148,058.00	\$148,058.00	\$0.00	\$0.00	
	ADMINISTRATION	1410						
	SALARY & BENEFITS			\$20,025.00	\$20,025.00	\$10,000.00	\$0.00	
	TOTAL:HA WIDE			\$168,083.00	\$168,083.00	\$10,000.00	\$0.00	
OR32-1	SITE IMPROVEMENTS	1450						
	CONCRETE REPLACEMENT		1,500 SF	\$10,000.00	\$10,000.00	\$0.00	\$0.00	
	SUB TOTAL 1450			\$10,000.00	\$10,000.00	\$0.00	\$0.00	
OR32-1	DWELLING STRUCTURES	1460						
				\$0.00	\$0.00	\$0.00	\$0.00	
				\$0.00	\$0.00	\$0.00	\$0.00	
	Sub Total 1460			\$0.00	\$0.00	\$0.00	\$0.00	
OR32-1	NONDWELLING STRUCTURES	1470						
				\$0.00	\$0.00	\$0.00	\$0.00	
	SUB TOTAL 1470			\$0.00	\$0.00	\$0.00	\$0.00	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: NORTHEAST OREGON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OR16PO32-501-06 Replacement Housing Factor Grant No:			Federal FY of Grant2006			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
OR32-1	NONDWELLING EQUIPMENT	1475						
				\$0.00	\$0.00	\$0.00	\$0.00	
	MAINTENANCE VEHICLE		1	\$22,164.00	\$22,164.00	\$0.00	\$0.00	
	SUBTOTAL 1475			\$22,164.00	\$22,164.00	\$0.00	\$0.00	
	TOTAL OR32-1			\$32,164.00	\$32,164.00			
				\$0.00	\$0.00	\$0.00	\$0.00	
	TOTAL			\$0.00	\$0.00	\$0.00	\$0.00	
	TOTAL GRANT AMOUNT			\$200,247.00	\$200,247.00	\$10,000.00	\$0.00	

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Supporting Pages**

PHA Name: NORTHEAST OREGON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program No: OR16PO32-501-06 Replacement Housing Factor No:					Federal FY of Grant: 2006
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA WIDE	01/31/08			07/31/08			
OR32-1	01/31/08			07/31/08			

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: NORTHEAST OREGON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OR16P032-501-05 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> X Revised Annual Statement (revision no: 2)					
X Performance and Evaluation Report for Period Ending: 09/30/2006			<input type="checkbox"/> Final Performance and Evaluation Report		
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations	\$94,454.50	\$155,379.50	\$155,379.50	\$100,020.96
3	1408 Management Improvements				
4	1410 Administration	\$22,045.50	\$22,045.50	\$22,045.50	\$22,045.50
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	\$22,015.00	\$0.00	\$0.00	\$0.00
10	1460 Dwelling Structures	\$69,935.00	\$33,425.00	\$33,425.00	\$7,220.49
11	1465.1 Dwelling Equipment—Nonexpendable	\$0.00	\$0.00	\$0.00	\$0.00
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment	\$12,000.00	\$9,600.00	\$9,600.00	\$9,600.00
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	\$220,450.00	\$220,450.00	\$220,450.00	\$138,886.95
22	Amount of line 21 Related to LBP Activities				
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: NORTHEAST OREGON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OR16P032-501-05 Replacement Housing Factor Grant No:			Federal FY of Grant: 2005
Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2)					
X Performance and Evaluation Report for Period Ending: 09/30/2006 <input checked="" type="checkbox"/> Final Performance and Evaluation Report <input type="checkbox"/>					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part II: Supporting Pages**

PHA Name: NORTHEAST OREGON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OR16PO32-501-05 Replacement Housing Factor Grant No:				Federal FY of Grant2005		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HA-WIDE	OPERATIONS	1406		\$94,454.50	\$155,379.50	\$155,379.50	\$100,020.96	
	ADMINISTRATION	1410						
	SALARY & BENEFITS			\$22,045.50	\$22,045.50	\$22,045.50	\$22,045.50	
	TOTAL:HA WIDE			\$116,500.00	\$177,425.00	\$177,425.00	\$122,066.46	
OR32-1	SITE IMPROVEMENTS	1450						
	Concrete Replacement Haines, Baker Family		2000	\$15,000.00	\$0.00	\$0.00	\$0.00	
	Repair Parking Lot LG or BC		2	\$7,015.00	\$0.00	\$0.00	\$0.00	
	SUB TOTAL 1450			\$22,015.00	\$0.00	\$0.00	\$0.00	

**Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages**

PHA Name: NORTHEAST OREGON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OR16PO32-501-05 Replacement Housing Factor Grant No:			Federal FY of Grant 2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
OR32-1	DWELLING STRUCTURES	1460						
	Replace cabinet doors, drawers and guides in 8 PH Baker, Union Family, 8 in Haines Family		16	\$43,935.00	\$0.00	\$0.00	\$0.00	
	REPLACE FURNACES, HAINES FAMILY		8	\$0.00	\$11,500.00	\$11,500.00	\$0.00	NEW PROJECT
	REDO VENTS ELDERLY		30	\$16,000.00	\$11,925.00	\$11,925.00	\$0.00	COMPLETE
	TILE FAMILY UNITS		4	\$10,000.00	\$10,000.00	\$10,000.00	\$7,220.49	IN PROGRESS
	SUB TOTAL 1460			\$69,935.00	\$33,425.00	\$33,425.00	\$7,220.49	
OR32-1	NONDWELLING EQUIPMENT	1475						
	REPLACE 2 LAWN MOWERS LAGRANDE AND BAKER		2	\$12,000.00	\$9,600.00	\$9,600.00	\$9,600.00	COMPLETE
	TOTAL OR32-1			\$103,950.00	\$43,025.00	\$43,025.00	\$16,820.49	

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHA Name: NORTHEAST OREGON HOUSING AUTHORITY		Grant Type and Number Capital Fund Program Grant No: OR16PO32-501-05 Replacement Housing Factor Grant No:			Federal FY of Grant2005			
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
				\$0.00	\$0.00	\$0.00	\$0.00	
	TOTAL			\$0.00	\$0.00	\$0.00	\$0.00	
	TOTAL GRANT AMOUNT			\$220,450.00	\$220,450.00	\$220,450.00	\$138,886.95	

**Annual Statement/Performance and Evaluation Report
 Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
 Part III: Supporting Pages**

PHA Name: NORTHEAST OREGON HOUSING AUTHORITY	Grant Type and Number Capital Fund Program No: OR16PO32-501-05 Replacement Housing Factor No:	Federal FY of Grant: 2005
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Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HA WIDE	01/31/07			07/31/07			
OR32-1	01/31/07			07/31/07			

Capital Fund Program Five-Year Action Plan

Part I: Summary

PHA Name NORTHEAST OREGON HOUSING AUTHORITY				<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1 2007	Work Statement for Year 2 FFY Grant: 2008 PHA FY: 2009	Work Statement for Year 3 FFY Grant: 2009 PHA FY: 2010	Work Statement for Year 4 FFY Grant: 2010 PHA FY: 2011	Work Statement for Year 5 FFY Grant: 2011 PHA FY: 2012
	Annual Statement				
HA WIDE		\$112,718.00	\$150,247.00	\$130,247.00	\$160,247.00
OR32-1		\$87,529.00	\$20,000.00	\$70,000.00	\$40,000.00
OR32-2			\$20,000.00		
OR32-3					
OR32-4					
OR32-7			\$10,000.00		
CFP Funds Listed for 5-year planning		\$200,247.00	\$200,247.00	\$200,247.00	\$200,247.00
Replacement Housing Factor Funds					

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

Activities for Year 1 2007	Activities for Year : <u>2</u> FFY Grant: 2008 PHA FY: 2009			Activities for Year: <u>3</u> FFY Grant: 2009 PHA FY: 2010		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	OR32-1	CONCRETE REPLACEMENT UNION/BAKER FAMILY	\$5,481.00	OR32-1	COUNTER TOPS FAMILY UNITS BAKER/UNION	\$20,000.00
		REPLACE A/C UNITS – ELDERLY UNITS BAKER AND UNION CO.	\$34,000.00	OR32-2	REPLACE CONCRETE 2000 SF	\$10,000.00
Annual		LOW FLOW TOILETS PH	\$48,048.00		REPLACE WINDOWS	\$10,000.00
				OR32-7	REPLACE WINDOWS	\$10,000.00
Statement						
	HA WIDE	OPERATIONS	\$112,718.00	HA WIDE	OPERATIONS	\$150,247.00
Total CFP Estimated Cost			\$200,247.00			\$200,247.00

**Capital Fund Program Five-Year Action Plan
Part II: Supporting Pages—Work Activities**

Activities for Year 1	Activities for Year :_4_ FFY Grant: 2010 PHA FY: 2011			Activities for Year: 5 FFY Grant: 2011 PHA FY: 2012		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See	OR32-1	REPLACE REFRIGERATORS	\$45,000.00	OR32-1	REPLACE CONCRETE BAKER, LAGRANDE ELDERLY	\$15,000.00
		REPLACE CONCRETE 1500 SF	\$5,000.00		RE-SEAL PARKING LOT BAKER AND LAGRANDE ELDERLY	\$15,000.00
		REPLACE CABINET DOORS AND DRAWER GUIDES BAKER FAMILY	\$20,000.00		REPLACE FLOORING BAKER AND LAGRANDE ELDERLY	\$10,000.00
Annual						
Statement	HA WIDE	OPERATIONS	\$121,450.00	HA WIDE	OPERATIONS	\$160,247.00
		REPLACE MOWERS	\$8,797.00			
Total CFP Estimated Cost			\$200,247.00			\$200,247.00

Attachment V

Section 8 Homeownership Program Capacity Statement

Northeast Oregon Housing Authority has the capacity to operate a Homeownership Program.

Northeast Oregon Housing Authority has been operating a Homeownership Rent to Own Program since January 26, 1996. Northeast Oregon Housing Authority received an Opportunity Purchase Program grant to purchase ten (10) lots and install manufactured homes on the sites.

The families have 5 years to improve their income through NEOHA's Family Self Sufficiency Program and purchase the homes.

The families use their Section 8 assistance to rent the homes. Of the six homes that were occupied in 1996, one (1) has already purchased the home and one (1) is in the process. The other four units have families that left the units and have new participants.

Northeast Oregon Housing Authority developed the Section 8 Homeownership Program off the proposed regulations and have had one family who has purchased their home. Upon approval to implement the program NEOHA will market the program to Voucher Holders and NEOHA's current Homeownership tenants.

Attachment VI

Progress Made In Meeting Missions and Goals

- Three families purchased their Rent To Own Homeownership Units in the last year, and four Section 8 Voucher Homeownership, with seven in the process of purchasing.**
- Staff attended training on Reasonable Accommodations.**
- Lease up Housing Choice Voucher Program 100%.**

Attachment VII

List of Resident Advisory Board

Name	Program	City
Teresa Duffy	Section 8	La Grande, OR 97850
Jeff Corum	Section 8	La Grande, OR 97850
Ed Klimchock	Section 8	La Grande, OR 97850
Traci Murry	Section 8	La Grande, OR 97850
Beverly Mathena	Section 8 - Homeownership	Elgin, OR 97827
Dick Weber	Section 8	La Grande, OR 97850
Dee (Slim) Olsen	Section 8	Baker City, OR 97814
Joe Scott	Public Housing	La Grande, OR 97850
Ulee Yanok	Public Housing	Huntington, OR 97970

Attachment VIII
NORTHEAST OREGON HOUSING AUTHORITY
PUBLIC HOUSING
DECONCENTRATION POLICY

It is the Northeast Oregon Housing Authority'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. Toward this end, families will be skipped on the waiting list to reach other families with a lower or higher income. The selection will be accomplished in a uniform and non-discrimination manner.

The Northeast Oregon Housing Authority staff will affirmatively market its Public Housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, Northeast Oregon Housing Authority staff will analyze the income levels of families residing in each of the developments, the income levels of census tracts in which the developments are located, and the income levels of the families on the waiting list. Based on this analysis, Northeast Oregon Housing Authority staff will determine the level of marketing strategies and deconcentration incentive to implement.

The Northeast Oregon Housing Authority may offer one or more incentives to encourage applicant families whose income classification would help to meet the deconcentration goals of a particular development.

Various incentives may be used at different times, under different conditions, but will always be provided in a consistent and nondiscriminatory manner.

**Approved by the Board of Commissioners
Resolution # 240
November 10, 1999**

Attachment IX

NORTHEAST OREGON HOUSING AUTHORITY
AGENCY PLAN AMENDMENT OR MODIFICATION POLICY

Listed below are the criteria Northeast Oregon Housing Authority will use to determine when to amend or modify the Agency Plan.

Substantial Deviation:

- 2) Any changes in goals and objectives that are not to address specific local emergencies or changes required for reasonable accommodations.**

Significant Amendment or Modification:

- 1) Changes to rent or admissions policies or organization of the waiting list.**
- 2) Additions of non-emergency work items, or change in use of replacement reserves fund under the Capital Fund in excess of \$20,000.**
- 3) Any changes with regard to demolition or disposition, designation, homeownership programs, or conversion activities.**

Approved by the NEOHA Board of Commissioners
May 22, 2001
Resolution # 265

ATTACHMENT X

MAINTENANCE AND REPAIR FOLLOW-UP PLAN

1. **Action to be taken in the next fiscal year;**
 - (a.) **Instead of having everybody in the maintenance department working on Work Orders and repairs along with regular maintenance duties like grounds and move-outs, we have delegated that to just one person for all of Baker and Union County so he can just focus on Tenant request, PM work orders and HQS repairs with out being side tracked by regular maintenance duties.**
 - (b.) **Grant County has its own maintenance repairer, with far less units to care for. We feel that Work Orders, repairs, and maintenance duties can be handled with out any problem.**
 - (c.) **This year we will schedule HQS inspections with a few weeks between inspections so as not to over load the maintenance department with work orders.**
 - (d.) **Scheduling PM inspections in late spring so as not to overlap HQS work orders.**
 - (e.) **Improving communications with the tenants as to the time frame and or the status of the repairs.**
 - (f.) **The Maintenance staff will continue to have regular meetings on how to improve tenant satisfaction. This is ongoing as part of the training provided to staff members.**

ATTACHMENT XI

DISPOSITION OF PUBLIC HOUSING

Northeast Oregon Housing Authority may consider the disposition of the 129 Public Housing dwelling units if HUD does not provide sufficient Operating Subsidy and/or Capital Fund Grants to effectively operate the units as Public Housing.