

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the *Streamlined Annual PHA Plan***

RESOLUTION # 1052

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the streamlined Annual PHA Plan for PHA fiscal year beginning 2010 hereinafter referred to as the Streamlined Annual Plan, of which this document is a part and make the following certifications, agreements with, and assurances to the Department of Housing and Urban Development (HUD) in connection with the submission of the Streamlined Plan and implementation thereof:

1. The streamlined Annual Plan is consistent with the applicable comprehensive housing affordability strategy (or any streamlined Plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, and provided this Board or Boards an opportunity to review and comment on any program and policy changes since submission of the last Annual Plan.
3. The PHA made the proposed streamlined Annual Plan, including policy and program revisions since submission of the last Annual 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 streamlined Plan and invited public comment.
4. The PHA will carry out the streamlined Annual Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
5. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
6. For streamlined Annual Plans that include a policy or change in policy for site-based waiting lists:
The PHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIH Notice 99-2);
 - 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 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 waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(b)(2).
7. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
8. 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.
9. 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.
10. The PHA has submitted with the streamlined Plan a certification with regard to a drug-free workplace required by 24 CFR Part 24, Subpart F.
11. The PHA has submitted with the streamlined Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
12. 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.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
15. 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.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.

17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
 18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).
 19. The PHA will undertake only activities and programs covered by the streamlined Annual Plan in a manner consistent with its streamlined Annual Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its streamlined Plan.
 20. All certifications and attachments (if any) to the streamlined Plan have been and will continue to be available at all times and all locations that the PHA streamlined Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the streamlined 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 streamlined Annual Plan and will continue to be made available at least at the primary business office of the PHA.
 21. The PHA certifies that the following policies, programs, and plan components have been revised since submission of its last Annual PHA Plan (check all policies, programs, and components that have been changed):

- 903.7a Housing Needs
- 903.7b Eligibility, Selection, and Admissions Policies
- 903.7c Financial Resources
- 903.7d Rent Determination Policies
- 903.7h Demolition and Disposition
- 903.7k Homeownership Programs
- 903.7r Additional Information
 - A. Progress in meeting 5-year mission and goals
 - B. Criteria for substantial deviation and significant amendments
 - C. Other information requested by HUD
 - 1. Resident Advisory Board consultation process
 - 2. Membership of Resident Advisory Board
 - 3. Resident membership on PHA governing board

22. The PHA provides assurance as part of this certification regarding its streamlined annual PHA Plan 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.

PHA Name The Housing Authority of Douglas County PHA Number OR003

Streamlined Annual PHA Plan for Fiscal Year: 2010

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 <i>CHRIS SPENS</i>	Title <i>ACTING CHAIR HADCO</i>
Signature <i>C. Spens</i> X	Date <i>3-8-2010</i>

1.0	PHA Information PHA Name: The Housing Authority of Douglas County PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard PHA Fiscal Year Beginning: (MM/YYYY): 2010 PHA Code: 003 <input checked="" type="checkbox"/> HCV (Section 8)																										
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: 154 Number of HCV units: 686																										
3.0	Submission Type <input checked="" type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only																										
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)																										
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="width: 35%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 15%;">Program(s) included in the Consortia</th> <th rowspan="2" style="width: 15%;">Programs Not in the Consortia</th> <th colspan="2" style="width: 25%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 15%;">HCV</th> </tr> </thead> <tbody> <tr> <td>PHA 1:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 2:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>PHA 3:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program		PH	HCV	PHA 1:						PHA 2:						PHA 3:					
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PHA 1:																											
PHA 2:																											
PHA 3:																											
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.																										
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The Housing Authority of Douglas County's Mission is as follows: We are committed to provide the opportunity for affordable housing that is safe, decent, sanitary and free from discrimination.																										
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. Please See Attached Goals.																										
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions. Locations: 1) Housing Authority Administrative Office 902 W Stanton Roseburg, OR 2) Douglas County Library 1409 NE Diamond Lake Blvd Roseburg, OR 3) Community Resource Center 51 St Johns Way Reedsport, OR 4) Housing Authority of Douglas County Resident Advisory Board																										
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable. N/A for the Housing Authority of DC																										
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.																										
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.																										
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.																										
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.																										
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Please see attached.																										

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. The Housing Authority of Douglas County's preliminary strategy is to assess current land on PHA AMP's to construct additional new housing for families.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. The Housing Authority of Douglas County has reached four of their six goals or 66.64% completed by providing mobility counseling to Section 8 participants, improved living environment by installing washer / dryer hook ups in Public Housing and replacing waterlines in Public Housing and ensuring equal opportunity and affirmatively further fair housing.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" Please see attached</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2010 – 2014.

Goal 1

Expand the supply of assisted housing;

Objective: Apply for additional rental vouchers

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

Objective: Leverage private or other public funds to create additional housing opportunities.

Progress: HADCO will continue to research additional housing opportunities.

Goal 2

Increase assisted housing choices.

Objective: Provide voucher mobility counseling

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

Objective: Conduct outreach efforts to potential voucher landlords

Progress: Second Chance Renters, Homeless Coalition, CSC Coordinator, HADCO staff

Objective: Implement voucher homeownership program

Progress: Implemented voucher homeownership program on October 2007. HADCO has briefed three participants with homeownership vouchers.

Objective: Implement public housing homeownership program.

Progress: Continue to research opportunities to implement public housing homeownership program.

Goal 3

Provide an improved living environment.

Objective: Implement public housing security improvements.

Progress: HADCO installed washer/dryer hook ups in Yoncalla Project. All PH units now have hook ups. Replaced water lines in Roseburg Project.

Goal 4

Promote self-sufficiency and asset development of assisted households.

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

Progress: HADCO staffs a FSS Coordinator at our administrative office and a CSC Coordinator at the Orchard Knoll complex. This individual provides support in providing referrals to tenants and participants.

Goal 5

Ensure equal opportunity and affirmatively further fair housing.

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

Progress: HADCO provides ADA & visitable units. HADCO has a Reasonable Accommodation Process and staff has been to Fair Housing Training.

MASTER CFP LIST

FOR CFP 2010 ANNUAL PLAN SUBMISSION CFP MASTER LIST

Estimated Grant Total:

Total Itemized list for Properties

(HA-Wide) >>>>>>>>

123,700 123,600 122,635 129,200 115,950

NEEDS ASSESSMENT - PRIORITY LIST

CFP YR >>>>

			# Units						
Roseburg 3-1:									
2010	Utility Trailer	1	5,000	5,000					
2011	Replace maintenance van	1	18,000		18,000				
2010	Replace flooring	4	12,000	12,000	12,000	12,000	12,000	12,000	12,000
2010	Security Lighting addition/upgrade porch lights	6	9,600	9,600					
2011	Replace sewer lines/supply lines (12 per year)	60	20,000		30,000	30,000	30,000	30,000	20,000
2010	Replace siding (4 per year)	60	20,000	20,000	20,000	20,000	20,000	20,000	20,000
2013	Replace bathroom sink and faucet	50	10,000					5,000	5,000
2010	Upgrade electrical meter boxes (do with siding 4 p	60	10,000	10,000	10,000	10,000	10,000	10,000	10,000
2014	Replace fence between school and Stanton Street	1	15,000						1,500
SUBTOTALS				56,600	90,000	72,000	77,000	68,500	
Oakland 3-4:			# Units						
2012	Update Closet doors to standard size	8	6,000				6,000		
2011	Replace vinyl floor in 3 2 bd units	3	15,000		10,500				
2010	Add Security lighting	8	8,000	8,000					
2012	Replace porch lights	8	1,500				1,500		
2010	Replace stairs and railing on 3 bd units	4	12,000	12,000					
2013	Replace heaters (10 yr life)	8	5,000					5,000	
SUBTOTALS				20,000	10,500	7,500	5,000	-	
Riddle 3-5:			# Units						
2010	Update closet doors to standard size	8	6,000	6,000					
2011	Replace flooring	8	14,000		14,000				
2012	Security Lighting addition	8	4,000				4,000		
2013	Replace porch lighting	8	1,500				1,500		
2013	Replace siding	8	45,000						45,000
2011	Addition of bathroom vanities	8	1,550		1,550				
SUBTOTALS				6,000	15,550	19,500	45,000	-	
Winston 3-6:			# Units						
2014	Replace heaters (10 year life) (7900 each)	15	119,250						59,250
2011	Upgrade closet doors to standard size	14	12,180		12,180		12,180		
2010	Replace flooring	4	16,000	16,000				16,000	
2010	Security fencing	5,000							
2011	Replace bathroom sink, faucet, vanities	15	3,500		3,500				
SUBTOTALS				21,000	15,680	28,180	16,000	59,250	
Yoncalla 3-8:			# Units						
2010	Replace flooring	6	9,000				9,000		
2010	Exterior painting	15	10,000	10,000					
2014	Replace roofing	7	30,000						30,000
SUBTOTALS				19,000	-	9,000	-	30,000	
Reedsport 002007			# Units						
2010	Replace vinyl flooring (811/821/721/741/	4	18,000	18,000	18,000	18,000			
2012	Replace countertops	6	3,000				3,000		
2013	Install double sink in kitchen	2	800					800	
2013	Add sprinkler system by 431 Elm	1,000						1,000	
2014	Replace post lamp Lights and porch lights	20	6,608						6,608
2010	F - Counter top replacement / \$12,000	14	12,000	12,000					
2011	E - Ceiling light addition / \$6,000	20	3,500				3,500		
SUBTOTALS				30,000	21,500	21,000	1,800	6,608	
GRAND TOTALS				152,600	153,230	157,180	144,800	164,358	

Max %	HA - WIDE	MAX ALLOW					
			72,600	74,100	76,135	82,700	69,450
20%	1408-Mgmt Improvements	8,000	8,000	5,000	5,000	5,000	5,000
	PH Training PH Staff	25,000	25,000	25,000	25,000	25,000	25,000
10%	1410-Admin	1,500	1,500	1,500	1,500	1,500	1,500
	1411-Audit	5,000	5,000	5,000	5,000	5,000	5,000
5%	1430-Fees/Costs & A & E	1,600					
	1495-Relocation	10,000	10,000	10,000	10,000	10,000	10,000
5%	1502-Contingency						
40%	Subtotal HA-WIDE	123,700	123,600	122,635	129,200	115,950	

October 1, 2009

The Housing Authority of Douglas County

Annual Plan 2010

A RAB was formed for the Annual Plan process. The RAB has reviewed the 2010 Proposed Annual Plan and attachments. The RAB has no additional comments to add.

Sincerely

A handwritten signature in cursive script that reads "Arthur Perry". The signature is written in black ink and is positioned to the right of the word "Sincerely".

Arthur Perry

RAB Member

August 3, 2009

Suggestions from a Public Housing Tenant:

1. When a tenant is on zero income the person should start paying away when they start receiving wages. HADCO should not wait several months before charging rent.
2. Utility Allowance: HADCO should not pay more than the tenant's bill up to the UA for that unit. Do not let the tenants keep the difference if the utility bill is less than maximum allowed.
3. Community Service: HADCO should require more hours than 8 per month. Suggest hours might be 8 hours per week for those who are on zero rent.
4. Allow as part of the Community Service the tenant help the maintenance person with landscaping, Do not allow the tenant to use equipment. Example: pick up trash, clean cobwebs around complex.

Certification for a Drug-Free Workplace

U.S. Department of Housing and Urban Development

Applicant Name

The Housing Authority of Douglas County

Program/Activity Receiving Federal Grant Funding

Public Housing OR003

Acting on behalf of the above named Applicant as its Authorized Official, I make the following certifications and agreements to the Department of Housing and Urban Development (HUD) regarding the sites listed below:

I certify that the above named Applicant will or will continue to provide a drug-free workplace by:

a. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the Applicant's workplace and specifying the actions that will be taken against employees for violation of such prohibition.

b. Establishing an on-going drug-free awareness program to inform employees ---

(1) The dangers of drug abuse in the workplace;

(2) The Applicant's policy of maintaining a drug-free workplace;

(3) Any available drug counseling, rehabilitation, and employee assistance programs; and

(4) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace.

c. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph a.;

d. Notifying the employee in the statement required by paragraph a. that, as a condition of employment under the grant, the employee will ---

(1) Abide by the terms of the statement; and

(2) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;

e. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph d.(2) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;

f. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph d.(2), with respect to any employee who is so convicted ---

(1) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

(2) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;

g. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs a. thru f.

2. **Sites for Work Performance.** The Applicant shall list (on separate pages) the site(s) for the performance of work done in connection with the HUD funding of the program/activity shown above: Place of Performance shall include the street address, city, county, State, and zip code. Identify each sheet with the Applicant name and address and the program/activity receiving grant funding.)

902 West Stanton St, Roseburg, OR 97471

Check here if there are workplaces on file that are not identified on the attached sheets.

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 Dolly Newman	Title Executive Director
Signature x <i>Dolly Newman</i>	Date 03/09/2010

**Certification of Payments
to Influence Federal Transactions**

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

Applicant Name

The Housing Authority of Douglas County

Program/Activity Receiving Federal Grant Funding

Public housing R#003

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying, in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

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

Dolly Newman

Title

Executive Director

Signature

Dolly Newman

Date (mm/dd/yyyy)

03/09/2010

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

I, Victor Merced, Director, Oregon Housing and Community Services, certify that the 20010-2016 Five Year and FY 2010 Annual PHA Plan of the Housing Authority of Douglas County is consistent with the Consolidated Plan of Oregon 2006-2010 prepared pursuant to 24 CFR Part 91.



Director, Oregon Housing & Community Services

1-11-2010
Date

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary

PHA Name/Number Authority of Douglas County, Oregon		Locality (City/County & State) Roseburg, Oregon Douglas County		Work Statement for Year 1 FFY 2010		Work Statement for Year 2 FFY 2011		Work Statement for Year 3 FFY 2012		Work Statement for Year 4 FFY 2013		Work Statement for Year 5 FFY 2014	
Development Number and Name		Work Statement for Year 1 FFY 2010		Work Statement for Year 2 FFY 2011		Work Statement for Year 3 FFY 2012		Work Statement for Year 4 FFY 2013		Work Statement for Year 5 FFY 2014		Original 5-Year Plan <input checked="" type="checkbox"/> Revision No: <input type="checkbox"/>	
OR003000001 Roseburg			\$72,000.00	\$72,000.00	\$77,000.00	\$68,500.00							
OR003000004 Oakland			\$10,500.00	\$7,500.00	\$5,000.00	\$0.00							
OR003000005 Riddle			\$15,550.00	\$19,500.00	\$45,000.00	\$0							
OR003000006 Winston			\$15,680.00	\$28,180.00	\$16,000.00	\$59,250.00							
OR003000008 Yoncalla			\$0.00	\$9,000.00	\$0.00	\$30,000.00							
OR003002007 Reedsport			\$21,500.00	\$21,000.00	\$1,800.00	\$6,608.00							
B.	Physical Improvements Subtotal	Actual Statement	\$135,230.00	\$157,180.00	\$144,800.00	\$164,358.00							
C.	Management Improvements		\$8,000.00	\$5,000.00	\$5,000.00	\$5,000.00							
D.	PHA-Wide Non-dwelling Structures and Equipment		\$18,000.00										
E.	Administration		\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00							
F.	Other		\$18,100.00	\$16,500.00	\$16,500.00	\$16,500.00							
G.	Operations		\$74,100.00	\$76,135.00	\$82,700.00	\$69,450.00							
H.	Demolition												
I.	Development												
J.	Capital Fund Financing - Debt Service												
K.	Total CFP Funds		\$276,930.00	\$279,815.00	\$274,000.00	\$280,308.00							
L.	Total Non-CFP Funds		\$0	\$0.00	\$0.00	\$0							
M.	Grand Total		\$276,930.00	\$279,815.00	\$274,000.00	\$280,308.00							

Part I: Summary (Continuation)

PHA Name/Number Authority of Douglas County, Oregon OR003 The Housing	Locality (City/county & State) Roseburg, Or Douglas County	<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:			
A. Development Number and Name	Work Statement for Year 1 FFY _____	Work Statement for Year 2 FFY _____	Work Statement for Year 3 FFY _____	Work Statement for Year 4 FFY _____	Work Statement for Year 5 FFY _____
	Annual Statement				

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2009	Work Statement for Year 2			Work Statement for Year 3		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	OR003000001 Replace flooring	4	\$12,000.00	OR003000001 Replace flooring	4 units	\$12,000.00
Account	OR003000001 Roseburg Replace sewer lines/supply lines	12	\$30,000.00	OR003000001 Roseburg Replace sewer lines/supply lines	12 units (6 buildings)	\$30,000.00
Statement	OR003000001 Roseburg Replace Siding	2	\$20,000.00	OR003000001 Roseburg Replace Siding	2	\$20,000.00
	OR003000001 Roseburg Upgrade electrical meter boxes	2	\$10,000.00	OR003000001 Roseburg Upgrade electrical meter boxes	2	\$10,000.00
	OR003000001 Roseburg Replace maintenance van	1	\$18,000.00	OR003000001 Oakland Upgrade closet doors to standard size	8	\$6,000.00
	OR003000001 Oakland Replace vinyl flooring in 3 bd units	2	\$10,500.00	OR003000001 Oakland Replace porch lights	8	\$1500.00
	OR003000001 Riddle Replace flooring	4	\$14,000.00	OR003000001 Riddle Replace flooring	4	\$14,000.00
	OR003000001 Winston Upgrade closet doors to standard size	8	\$12,180.00	OR003000001 Riddle Security Light addition	8	\$4,000.00
	OR003000001 Winston Replace bathroom sinks, faucet, vanities	15	\$3,500.00	OR003000001 Riddle Replace porch lighting	8	\$1500.00
	OR003002007 Reedsport Replace flooring	4	\$18,000.00	OR003000001 Winston Upgrade closet doors to standard size	7	\$12,180.00
	OR003002007 Reedsport Ceiling Light addition	20	\$3,500.00	OR003000001 Yoncalla Replace flooring	6	\$9,000.00

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
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 Expires 4/30/2011

	OR003000001 Riddle Bathroom vanity addition	8	\$1,550.00	OR003000001 Winston Replace flooring	4	\$16,000.00
				OR003002007 Reedsport Replace flooring	4	\$18,000.00
				OR003002007 Reedsport Replace counter tops	6	\$3,000.00
	Subtotal of Estimated Cost		\$81,532,300.00	Subtotal of Estimated Cost		\$15,718,000.00

Part II: Supporting Pages – Physical Needs Work Statement(s)

Work Statement for Year 1 FFY 2009	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
Work Statement for Year 1 FFY 2009	Work Statement for Year 4 2013	Work Statement for Year 5 2014				
See Attachment	OR003000001 Roseburg Replace sewer lines/supply lines	4	\$12,000.00	OR003000001 Roseburg Replace sewer lines/supply lines	4	\$12,000.00
See Attachment	OR003000001 Roseburg Replace siding	12	\$30,000.00	OR003000001 Roseburg Replace siding	12	\$20,000.00
See Attachment	OR003000001 Roseburg Upgrade electrical meter boxes	2	\$20,000.00	OR003000001 Roseburg Upgrade electrical meter boxes	2	\$10,000.00
See Attachment	OR003000001 Roseburg Replace bathroom sink and faucet	25	\$5,000.00	OR003000006 Winston Replace Heaters	15	\$592,50.00
See Attachment	OR003000001 Oakland Replace heaters	8	\$5,000.00	OR003000001 Yoncalla Replace roofing	7	\$30,000.00
See Attachment	OR003000001 Riddle Replace siding	8	\$45,000.00	OR003002007 Reedsport Replace post lamp lights and porch lights	20	\$6608.00
See Attachment	OR003002007 Reedsport Install double sink in kitchen	2	\$800.00	OR003000001 Rpsenburg Replace bathroom sink and faucet	25	\$5,000.00
See Attachment	OR003002007 Reedsport Sprinkler system addition	1	\$1,000.00	OR003000001 Roseburg Replace fence between school and property	1	\$1,500.00
See Attachment	OR003000001 Winston Replace flooring	4	\$16,000.00			
	Subtotal of Estimated Cost		\$144,800.00	Subtotal of Estimated Cost		\$164,358.00

Part III: Supporting Pages – Management Needs Work Statement(s)

Work Statement for Year 1 FFY	Work Statement for Year <u>2</u> FFY <u>2011</u>	Work Statement for Year: <u>3</u> FFY <u>2012</u>	
Statement for Year 1 FFY	Development Number/Name General Description of Major Work Categories	Development Number/Name General Description of Major Work Categories	Estimated Cost
\$0	TRAINING	TRAINING	\$5,000.00
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
\$0			
Subtotal of Estimated Cost	\$8,000.00	Subtotal of Estimated Cost	\$5,000.00

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: The Housing Authority of Douglas County, Oregon	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2010 FFY of Grant Approval: 2010
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Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance and Evaluation Report for Period Ending:	Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no.2) <input type="checkbox"/> Final Performance and Evaluation Report	Original	Total Estimated Cost	Revised ²	Obligated	Total Actual Cost ¹
						Expended	
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) ³		\$72,600.00	0	0	0	0
3	1408 Management Improvements		\$8,000.00	0	0	0	0
4	1410 Administration (may not exceed 10% of line 21)		\$25,000.00	0	0	0	0
5	1411 Audit		\$1,500.00	0	0	0	0
6	1415 Liquidated Damages						
7	1430 Fees and Costs		\$5,000.00	0	0	0	0
8	1440 Site Acquisition						
9	1450 Site Improvement		\$22,600.00	0	0	0	0
10	1460 Dwelling Structures		\$125,000.00	0	0	0	0
11	1465.1 Dwelling Equipment—None expendable						
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment		\$5,000.00	0	0	0	0
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs						
17	1499 Development Activities ⁴						

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2010	
PHA Name: The Housing Authority of Douglas County, Oregon		FFY of Grant Approval: 2010	
Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:			

Type of Grant
 Original Annual Statement
 Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: _____
 Revised Annual Statement (revision no: 1)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Original	Revised ²	Obligated	Expended
		Total Estimated Cost		Total Actual Cost ¹	
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	\$10,000.00	0	0	0
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$276,300.00	0	0	0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0
Signature of Executive Director <i>Debra Neuman</i>		Date 03/10/2010		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2010				
PHA Name: The Housing Authority of Douglas County, Oregon		Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:						
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work		
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA WIDE	OPERATIONS	1406		\$72,600.00	0	0	0	0
	TRAINING	1408		\$8,000.00	0	0	0	0
	FEES AND COSTS	1430		\$5,000.00				
	ADMINISTRATION	1410		\$25,000.00	0	0	0	0
	AUDIT	1411		\$1,500.00	0	0	0	0
	CONTINGENCY	1502		\$10,000.00	0	0	0	0
	REPLACE UTILITY TRAIL OR	1475	1	\$5,000.00				
	SUBTOTAL			\$123,700.00				
OR003000001 ROSEBURG	UPGRADE ELECTRICAL BOXES	1460	4	10,000.00	0	0	0	
	REPLACE FLOORING	1460	4	\$12,000.00	0	0	0	0
	ADD SECURITY LIGHTING	1450	6	\$9,600.00	0	0	0	0
	REPLACE SIDING	1460	4	\$20,000.00	0	0	0	
	SUBTOTAL	0	0	\$56,600.00	0	0	0	0
OR003000001 OAKLAND	ADD SECURITY LIGHTING	1450	8	\$8,000.00	0	0	0	0
	REPLACE STAIR HANDRAILS ON 3BD UNITS	1460	4	\$12,000.00	0	0	0	0
	SUBTOTAL			\$20,000.00	0	0	0	
OR003000001 RIDDLE	UPDATE CLOSET DOORS TO STANDARD SIZE	1460	8	\$6,000.00	0	0	0	0
	SUBTOTAL	0	0	\$6,000.00	0	0	0	0
	SUBTOTAL	0	0	0	0	0	0	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages		Grant Type and Number	Federal FFY of Grant: 2010	
PHA Name: The Housing Authority of Douglas County, Oregon	Capital Fund Program Grant No: OR16P003501-07 CFPP (Yes/No): Replacement Housing Factor Grant No:			

Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
OR003000001 WINSTON	REPLACE FLOORING	1460	4	\$16,000.00	0	0	0	
	INSTALL SECURITY FENCE	1450	1	\$5,000.00	0	0	0	
	SUBTOTAL			\$21,000.00				
OR003000001 YONCALIA	REPLACE FLOORING	1460	6	\$9,000.00				
	EXTERIOR PAINT	1460	15	\$10,000.00	0	0	0	
	SUBTOTAL			\$19,000.00	0	0	0	
OR003002007 REEDSPORT	REPLACE FLOORING	1460	4	\$18,000.00				
	REPLACE COUNTERTOPS	1460	14	\$12,000.00	0	0	0	
	SUBTOTAL	0	0	\$30,000.00	0	0	0	
	TOTAL			\$276,300.00				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2009	
PHA Name: The Housing Authority of Douglas County, Oregon		FFY of Grant Approval: 2009	
Grant Type and Number Capital Fund Program Grant No: OR16P003501-09		Date of CFFP:	
Replacement Housing Factor Grant No:			

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09-30-2009	Reserve for Disasters/Emergencies <input type="checkbox"/>	Revised Annual Statement (revision no:1) <input type="checkbox"/> Final Performance and Evaluation Report		Total Actual Cost ¹ Expended
			Original	Revised ²	
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³		\$103,372.00	\$130,041.57	0
3	1408 Management Improvements		\$0.00	0	
4	1410 Administration (may not exceed 10% of line 21)		\$15,000.00	\$15,000.00	0
5	1411 Audit		\$800.00	\$800.00	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement		\$94,928.00	\$64,258.43	0
10	1460 Dwelling Structures		\$0.00	0	
11	1465:1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment		\$0.00	0	
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495:1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2009	
PHA Name: The Housing Authority of Douglas County, Oregon	Grant Type and Number Capital Fund Program Grant No: OR16P003501-00 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2009	

Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies
 Performance and Evaluation Report for Period Ending: 09-30-2009 Revised Annual Statement (revision no: 1)
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	\$5,000.00	\$5000.00		
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$219,100.00	\$219,100.00	0	0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	\$94,928.00	\$94,928.00		
Signature of Executive Director <i>Billy Swenmar</i>		Date <i>08/16/2010</i>	Signature of Public Housing Director		Date

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2009			
PHA Name: The Housing Authority of Douglas County, Oregon		Capital Fund Program Grant No: OR16F003501-09					
		CFFP (Yes/ No):					
		Replacement Housing Factor Grant No:					
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost	Status of Work	
HA WIDE	OPERATIONS	1406		\$103,372.00	\$130,041.57	0	
	TRAINING	1408		\$0	0	0	
	AUDIT	1411		\$800.00	\$800.00	0	
	CONTINGENCY	1502		\$5,000.00	\$5000.00	0	
	ADMINISTRATION	1410		\$15,000.00	\$15,000.00	0	
	SUBTOTAL			\$124,172.00	\$150,841.57	\$0	
OR003000001 ROSEBURG	WATER METER/LINE REPLACE	1450	60	\$94,928.00	\$64,258.43	0	75% Completed
	SUBTOTAL			\$94928.00	\$64,258.43		
PR003000008	Replace Countertops	1460.00	15	0	\$4000.00	0	Moved from 2008 grant
	SUBTOTAL			\$0	\$4,000.00	0	
	TOTAL			\$219,100.00	\$219,100.00		

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		Grant Type and Number		FFY of Grant 2009	
PHA Name: The Housing Authority of Douglas County, Oregon		Capital Fund Program Grant No: OR16S00350109		FFY of Grant Approval: 2009	
		Replacement Housing Factor Grant No:		ARRA	
		Date of CFFP:			

Line	Type of Grant <input type="checkbox"/> Original Annual Statement <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09-30-2009	Reserve for Disasters/Emergencies <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:1) <input type="checkbox"/> Final Performance and Evaluation Report	Original	Total Estimated	Revised ²	Obligated	Total Actual Cost ¹
				Cost		Expended	
1	Total non-CFP Funds						
2	1406 Operations (may not exceed 20% of line 21) ³						
3	1408 Management Improvements						
4	1410 Administration (may not exceed 10% of line 21)		\$34,924.00	\$34,607.13	\$34,924.00	\$520.50	
5	1411 Audit						
6	1415 Liquidated Damages						
7	1430 Fees and Costs						
8	1440 Site Acquisition						
9	1450 Site Improvement		\$10,000.00	\$17,814.11	\$3,500.00	\$3,500.00	
10	1460 Dwelling Structures		\$288,321.00	\$295,400.40	\$268,725.00	\$34979.20	
11	1465.1 Dwelling Equipment—Nonependable						
12	1470 Non-dwelling Structures						
13	1475 Non-dwelling Equipment						
14	1485 Demolition						
15	1492 Moving to Work Demonstration						
16	1495.1 Relocation Costs		0	\$1423.36	0	0	
17	1499 Development Activities ⁴						

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary		FFY of Grant: 2009	
PHA Name: The Housing Authority of Douglas County, Oregon	Grant Type and Number Capital Fund Program Grant No: OR16SS00350109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant Approval: 2009	

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	\$16,000.00	0	0	0
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$349,245.00	\$349,245.00	\$307,149.00	\$38,999.70
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				

Type of Grant: Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no: 1)
 Performance and Evaluation Report for Period Ending: 09-30-2009 Final Performance and Evaluation Report

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFFP Grants for operations.
⁴ RHF funds shall be included here.

Signature of Executive Director: *Deeey Stewart* Date: *03/10/2010* Signature of Public Housing Director: _____ Date: _____

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2009		Status of Work		
PHA Name: The Housing Authority of Douglas County, Oregon		Capital Fund Program Grant No: OR16S00350109		CFRP (Yes/ No): Replacement Housing Factor Grant No:				
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost		Status of Work	
HA WIDE	ADMINISTRATION	1410		Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	CONTINGENCY	1502		\$34924.00	\$34,607.13	\$34924.00	\$520.50	
	FEES AND COSTS	1430		\$16,000.00	0	0	0	
	RELOCATION	1495.1		\$0.00	\$1423.36	0	0	
	SUBTOTAL			\$50924.00	\$36,030.49	\$34607.13	520.50	
OR003000006 WINSTON	PAINT EXTERIOR	1460	16	\$8,000.00	\$15250.00	\$15,250.00	0	85% completed
	SUBTOTAL			\$8,000.00	\$15250.00	\$15250.00	\$0	
OR003000005 RIDDLE	GRAVEL PARKING AREA	1450	8	\$10,000.00	\$3500.00	\$3500.00	\$3500.00	Completed
	SUBTOTAL			\$11,500.00	\$5000.00	\$3500.00	\$3500.00	Preparing RFB
OR003000004 OAKLAND	INSTALL ATTIC ACCESS	1460	8	\$1,500.00	\$1500.00	\$0	\$0	99% Complete
	SUBTOTAL			\$40,000.00	\$43697.20	\$39938.00	\$0	
OR003000008 YONCALLA	LIGHTING UPGRADE	1460	15	\$40,000.00	\$4071.00	\$39938.00	\$4071.00	Completed
	FLOORING	1460	3	\$10,000.00	\$7370.00	\$7370.00	\$7370.00	Completed
	SUBTOTAL			\$18,000.00	\$11,441.00	\$11441.00	\$11441.00	
OR003002007 REEDSPORT	R/R FLOORING	1460	14	\$21,000.00	\$31629.20	\$31,241.00	\$388.20	10% Complete
	R/R BASEBOARD HEATERS	1460	34	\$24,000.00	\$23150.00	\$23150.00	\$23150.00	
	CEILING LIGHT ADDITION	1460	34	\$00.00	\$5958.00	0	0	Moved from Year 3 2011

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part II: Supporting Pages

PHA Name: The Housing Authority of Douglas County, Oregon	Grant Type and Number Capital Fund Program Grant No: OR16S00350109 CFPP (Yes/No): Replacement Housing Factor Grant No:	Federal FFY of Grant: 2009
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Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost Original	Revised ¹	Total Actual Cost Funds Obligated ²	Funds Expended ²	Status of Work
	REPLACE COUNTERTOPS	1460	10	\$0	\$16,470.00	0	0	Moved from deleted 2009 CFP Annual Statement
	Subtotal			\$42,000.00	\$77,207.20	\$54391.00	\$23538.20	
OR003000001 ROSEBURG	R/R ROOFS	1460	46	\$175821.00	\$146305.00	\$147705.00	0	50% Complete
	Repair Myers Center Sprinkler System	1450	1	\$0	\$14314.11	\$0	\$0	Moved from deleted 2009 CFP Annual Statement
	Subtotal			\$175821.00	\$160619.11	\$147,705.0	\$0	
	TOTAL			\$349,245.00	\$349,245.00	\$307,149.00	\$38,999.70	

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary

PHA Name: The Housing Authority of Douglas County, Oregon	Grant Type and Number Capital Fund Program Grant No: OR16P003501-08 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2008 FFY of Grant Approval: 2008	

Line	Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Performance by Development Account	<input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:1) <input type="checkbox"/> Final Performance and Evaluation Report		Total Actual Cost ¹		
		Summary by Development Account	Original		Revised ²	Obligated
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	\$64,108.00	\$64,108.00	\$64,108.00	\$64,108.00	\$64,108.00
3	1408 Management Improvements	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00
4	1410 Administration (may not exceed 10% of line 21)	\$25,000.00	\$25,000.00	\$25,000.00	\$14,784.90	\$14,784.90
5	1411 Audit	\$800.00	0	0	0	0
6	1415 Liquidated Damages					
7	1430 Fees and Costs	0	\$11255.00	\$8534.00	\$8534.00	\$8534.00
8	1440 Site Acquisition					
9	1450 Site Improvement	\$152,000.00	\$143,045.00	\$133,466.00	\$118,253.96	\$118,253.96
10	1460 Dwelling Structures	\$19,000.00	\$24500.00	\$22,000.00	\$22,000.00	\$22,000.00
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment	0	0	0	0	0
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

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Part I: Summary		FFY of Grant: 2008	
PHA Name: The Housing Authority of Douglas County, Oregon	Grant Type and Number Capital Fund Program Grant No: OR16P003501-08 Replacement Housing Factor Grant No: Date of CFPP:	FFY of Grant Approval: 2008	

Line	Type of Grant	Performance and Evaluation Report for Period Ending: 09-30-2009	Total Estimated Cost		Total Actual Cost ¹
			Original	Revised ²	
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	\$7,000.00	\$0	0	0
20	Amount of Annual Grant: (sum of lines 2 - 19)	\$275,908.00	\$275,908.00	\$261,108.00	\$235,680.86
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	\$			

Signature of Executive Director: *Debra Newman* Date: *03/10/2010* Signature of Public Housing Director: _____ Date: _____

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⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
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 Expires 4/30/2011

Part II: Supporting Pages		Grant Type and Number		Federal FFY of Grant: 2008		Status of Work	
PHA Name: The Housing Authority of Douglas County, Oregon		Capital Fund Program Grant No: OR16F003501-08		CFPP (Yes/No):		Replacement Housing Factor Grant No:	
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost	Total Actual Cost		
HA WIDE	OPERATIONS	1406		\$64,108.00	\$64,108.00	\$64,108.00	
	TRAINING	1408		\$8,000.00	\$8,000.00	\$8,000.00	
	ADMINISTRATION	1410		\$25,000.00	\$25,000.00	\$14,784.90	
	AUDIT	1411		\$800.00	\$0	\$0	
	CONTINGENCY	1502		\$7,000.00	\$0	\$	
	FEES AND COSTS	1430		\$0	\$11255.00	\$8534.00	
	SUBTOTAL			\$104,908.00	\$108363.00	\$105642.00	
OR003000001 ROSEBURG	REPLACE WATERLINES	1450	60	\$142,000.00	\$134019.71	\$133466.00	87%COMPLETE
	REPLACE ROOFS	1460	60	0	0	0	
	SUBTOTAL			\$142,000.00	\$134019.71	\$133,466.00	Moved to 2009
OR003000001 YONCALLA	REPLACE COUNTERTOPS	1460	8	\$4,000.00	\$0		
	REPLACE/REPAIR SIDEWALKS	1450	420 lf	\$10,000.00	\$9025.29	0	RFP Pending
	SUBTOTAL			\$14,000.00	\$9025.29	0	
OR003002007 REEDSPORT	R/R STORAGE SHED SIDING	1460	14	\$15,000.00	\$24500.00	\$22,000.00	Completed
	SUBTOTAL			\$15,000.00	\$24500.00	\$22000.00	
	TOTAL			\$275908.00	\$275908.00	\$261,108.00	
						\$235680.86	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
² To be completed for the Performance and Evaluation Report.

HADCO STRATEGY FOR ADDESSING HOUSING NEEDS

Annual Plan 2010

The preliminary strategy is to develop new construction on current public housing land. The projects have vacant land that has the density to build more units. The funding will come from other sources such as Rural Development, competitive tax credits and non competitive tax credits. By tapping into the Rural Development funds, it would provide subsidy to assist with rental payments.

The availability of housing for single, couples or elderly is little to none. HADCO's waiting list for one and two bedrooms housing is closed. There is little turnover in our housing for those type of units. We have 184 (combined Public Housing and Section 8) elderly households waiting for housing. Building one bedroom units would be the priority and two bedrooms are secondary.

ITEM 1

HADCO Housing Needs of Families on the PHA's Waiting Lists 2010 Fiscal Year

Waiting list type: (select one)

- Section 8 tenant-based assistance
- Public Housing
- Combined Section 8 and Public Housing
- Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/sub jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	1011		14
Extremely low income <=30% AMI	729	72%	
Very low income (>30% but <=50% AMI)	237	23%	
Low income (>50% but <80% AMI)	45	4%	
Families with children	666	66%	
Elderly families	99	9%	
Families with Disabilities	246	25%	
Race/ethnicity - White	887	87%	
Race/ethnicity - Black	6	.1%	
Race/ethnicity - Amer. / Ind.	11	1%	
Race/ethnicity - Hispanic	0	0%	

Characteristics by Bedroom
Size (Public Housing Only)

1BR (closed)	451	42.5%	2
2 BR (closed)	425	42.5%	4
3 BR	122	13.1%	3
4 BR	13	1.9%	1
5 BR			
5+ BR			

Is the waiting list closed (select one)? No Yes One and Two bedrooms

If yes:

How long has it been closed (# of months)? 7

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

No Yes

ITEM 1

HADCO Housing Needs of Families on the Section 8 Waiting Lists 2010 Fiscal Year

Waiting list type: (select one)

- Section 8 tenant-based assistance
- Public Housing
- Combined Section 8 and Public Housing
- Public Housing Site-Based or sub-jurisdictional waiting list (optional)

If used, identify which development/sub jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	1232		
Extremely low income <=30% AMI	1012	82%	
Very low income (>30% but <=50% AMI)	154	12.5%	
Low income (>50% but <80% AMI)	27	%	
Families with children	968	78.6%	
Elderly families	85	6.8%	
Families with Disabilities	179	14.5%	
Race/ethnicity - White	1033	83.8%	
Race/ethnicity - Black	6	.5%	
Race/ethnicity - Amer. / Ind.	18	1.5%	
Race/ethnicity - Hispanic	0	0%	

Characteristics by Bedroom
Size (Public Housing Only)

1BR			
2 BR			
3 BR			
4 BR			
5 BR			
5+ BR			

Is the waiting list closed (select one)? No Yes One and Two bedrooms

If yes:

How long has it been closed (# of months)?

Does the PHA expect to reopen the list in the PHA Plan year? No Yes

Does the PHA permit specific categories of families onto the waiting list, even if generally closed?

No Yes

ITEM 1



U.S. Census Bureau

American FactFinder

FACT SHEET

Douglas County, Oregon

2006-2008 American Community Survey 3-Year Estimates - what's this?

Data Profile Highlights:

NOTE: Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

	Estimate	Percent	U.S.	Margin of Error	
Social Characteristics - show more >>					
Average household size	2.44	(X)	2.61	+/-0.04	map
Average family size	2.90	(X)	3.20	+/-0.07	
Population 25 years and over	74,595			+/-226	
High school graduate or higher	(X)	86.2	84.5%	(X)	map
Bachelor's degree or higher	(X)	14.1	27.4%	(X)	map
Civilian veterans (civilian population 18 years and over)	14,438	17.5	10.1%	+/-822	map
With a Disability	(X)	(X)	(X)	(X)	
Foreign born	2,632	2.5	12.5%	+/-481	map
Male, Now married, except separated (population 15 years and over)	23,368	55.9	52.2%	+/-1,005	
Female, Now married, except separated (population 15 years and over)	24,366	54.2	48.2%	+/-1,082	
Speak a language other than English at home (population 5 years and over)	3,900	4.0	19.6%	+/-653	map
Household population	102,569			+/-900	
Group quarters population	(X)	(X)	(X)	(X)	
Economic Characteristics - show more >>					
In labor force (population 16 years and over)	48,038	56.3	65.2%	+/-1,304	map
Mean travel time to work in minutes (workers 16 years and over)	20.0	(X)	25.3	+/-1.2	map
Median household income (in 2008 inflation-adjusted dollars)	40,212	(X)	52,175	+/-1,570	map
Median family income (in 2008 inflation-adjusted dollars)	48,349	(X)	63,211	+/-2,065	map
Per capita income (in 2008 inflation-adjusted dollars)	21,106	(X)	27,466	+/-783	
Families below poverty level	(X)	9.2	9.6%	(X)	
Individuals below poverty level	(X)	14.0	13.2%	(X)	map
Housing Characteristics - show more >>					
Total housing units	46,037			+/-373	
Occupied housing units	41,953	91.1	88.0%	+/-688	
Owner-occupied housing units	29,066	69.3	67.1%	+/-846	
Renter-occupied housing units	12,887	30.7	32.9%	+/-814	
Vacant housing units	4,084	8.9	12.0%	+/-603	
Owner-occupied homes	29,066			+/-846	map
Median value (dollars)	189,700	(X)	192,400	+/-7,545	map
Median of selected monthly owner costs					
With a mortgage (dollars)	1,157	(X)	1,508	+/-39	map
Not mortgaged (dollars)	331	(X)	425	+/-11	
ACS Demographic Estimates - show more >>					
Total population	103,945			*****	

ITEM 1

Male	50,415	48.5	49.3%	+/-247	
Female	53,530	51.5	50.7%	+/-247	
Median age (years)	43.8	(X)	36.7	+/-0.4	map
Under 5 years	5,637	5.4	6.9%	+/-156	
18 years and over	82,407	79.3	75.5%	+/-91	
65 years and over	20,854	20.1	12.6%	+/-123	
One race	101,100	97.3	97.8%	+/-441	
White	96,975	93.3	74.3%	+/-469	map
Black or African American	334	0.3	12.3%	+/-136	map
American Indian and Alaska Native	1,519	1.5	0.8%	+/-284	map
Asian	1,054	1.0	4.4%	+/-170	map
Native Hawaiian and Other Pacific Islander	76	0.1	0.1%	+/-113	map
Some other race	1,142	1.1	5.8%	+/-465	map
Two or more races	2,845	2.7	2.2%	+/-441	map
Hispanic or Latino (of any race)	4,218	4.1	15.1%	*****	

Source: U.S. Census Bureau, 2006-2008 American Community Survey

Explanation of Symbols:

**** - The median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.

***** - The estimate is controlled. A statistical test for sampling variability is not appropriate.

'N' - Data for this geographic area cannot be displayed because the number of sample cases is too small.

'(X)' - The value is not applicable or not available.

The letters PDF or symbol  indicate a document is in the Portable Document Format (PDF). To view the file you will need the Adobe® Acrobat® Reader, which is available for free from the Adobe web site.

ITEM 1

U.S. Census Bureau

American FactFinder



Douglas County, Oregon

Selected Social Characteristics in the United States: 2008

Data Set: 2008 American Community Survey 1-Year Estimates

Survey: American Community Survey

NOTE. Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

For more information on confidentiality protection, sampling error, nonsampling error, and definitions, see Survey Methodology.

Selected Social Characteristics in the United States	Estimate	Margin of Error	Percent	Margin of Error
HOUSEHOLDS BY TYPE				
Total households	40,993	+/-1,485	40,993	(X)
Family households (families)	27,102	+/-1,697	66.1%	+/-3.4
With own children under 18 years	8,796	+/-1,301	21.5%	+/-3.0
Married-couple family	21,588	+/-1,567	52.7%	+/-3.5
With own children under 18 years	5,695	+/-1,061	13.9%	+/-2.5
Male householder, no wife present, family	1,246	+/-559	3.0%	+/-1.3
With own children under 18 years	621	+/-406	1.5%	+/-1.0
Female householder, no husband present, family	4,268	+/-931	10.4%	+/-2.2
With own children under 18 years	2,480	+/-778	6.0%	+/-1.9
Nonfamily households	13,891	+/-1,481	33.9%	+/-3.4
Householder living alone	11,486	+/-1,439	28.0%	+/-3.4
65 years and over	5,452	+/-879	13.3%	+/-2.1
Households with one or more people under 18 years	10,015	+/-1,355	24.4%	+/-3.1
Households with one or more people 65 years and over	14,598	+/-883	35.6%	+/-1.9
Average household size	2.52	+/-0.09	(X)	(X)
Average family size	3.04	+/-0.14	(X)	(X)
RELATIONSHIP				
Population in households	103,326	+/-913	103,326	(X)
Householder	40,993	+/-1,485	39.7%	+/-1.4
Spouse	21,928	+/-1,471	21.2%	+/-1.4
Child	26,383	+/-1,666	25.5%	+/-1.6
Other relatives	6,866	+/-1,704	6.6%	+/-1.7
Nonrelatives	7,156	+/-1,542	6.9%	+/-1.5
Unmarried partner	2,238	+/-780	2.2%	+/-0.8
MARITAL STATUS				
Males 15 years and over	42,071	+/-613	42,071	(X)
Never married	11,597	+/-1,409	27.6%	+/-3.3
Now married, except separated	22,011	+/-1,798	52.3%	+/-4.2
Separated	1,179	+/-898	2.8%	+/-2.1
Widowed	1,451	+/-483	3.4%	+/-1.1
Divorced	5,833	+/-1,236	13.9%	+/-3.0
Females 15 years and over	45,218	+/-491	45,218	(X)

ITEM 1

Selected Social Characteristics in the United States	Estimate	Margin of Error	Percent	Margin of Error
Never married	9,001	+/-1,137	19.9%	+/-2.5
Now married, except separated	23,419	+/-1,646	51.8%	+/-3.7
Separated	1,395	+/-869	3.1%	+/-1.9
Widowed	6,217	+/-1,012	13.7%	+/-2.2
Divorced	5,186	+/-1,014	11.5%	+/-2.2
FERTILITY				
Number of women 15 to 50 years old who had a birth in the past 12 months	1,632	+/-757	1,632	(X)
Unmarried women (widowed, divorced, and never married)	778	+/-646	47.7%	+/-26.1
Per 1,000 unmarried women	67	+/-56	(X)	(X)
Per 1,000 women 15 to 50 years old	73	+/-34	(X)	(X)
Per 1,000 women 15 to 19 years old	33	+/-54	(X)	(X)
Per 1,000 women 20 to 34 years old	168	+/-84	(X)	(X)
Per 1,000 women 35 to 50 years old	2	+/-3	(X)	(X)
GRANDPARENTS				
Number of grandparents living with own grandchildren under 18 years	1,622	+/-745	1,622	(X)
Responsible for grandchildren	756	+/-546	46.6%	+/-22.8
Years responsible for grandchildren				
Less than 1 year	71	+/-86	4.4%	+/-5.6
1 or 2 years	321	+/-273	19.8%	+/-16.4
3 or 4 years	279	+/-460	17.2%	+/-25.1
5 or more years	85	+/-85	5.2%	+/-5.9
Number of grandparents responsible for own grandchildren under 18 years	756	+/-546	756	(X)
Who are female	N	N	N	N
Who are married	413	+/-478	54.6%	+/-36.7
SCHOOL ENROLLMENT				
Population 3 years and over enrolled in school	20,837	+/-1,439	20,837	(X)
Nursery school, preschool	954	+/-376	4.6%	+/-1.8
Kindergarten	1,205	+/-537	5.8%	+/-2.6
Elementary school (grades 1-8)	9,042	+/-836	43.4%	+/-4.2
High school (grades 9-12)	5,337	+/-653	25.6%	+/-3.2
College or graduate school	4,299	+/-1,195	20.6%	+/-4.7
EDUCATIONAL ATTAINMENT				
Population 25 years and over	74,970	+/-639	74,970	(X)
Less than 9th grade	3,704	+/-1,164	4.9%	+/-1.6
9th to 12th grade, no diploma	6,429	+/-1,488	8.6%	+/-2.0
High school graduate (includes equivalency)	26,972	+/-2,146	36.0%	+/-2.9
Some college, no degree	21,606	+/-1,991	28.8%	+/-2.6
Associate's degree	7,515	+/-1,311	10.0%	+/-1.7
Bachelor's degree	5,446	+/-1,129	7.3%	+/-1.5
Graduate or professional degree	3,298	+/-704	4.4%	+/-0.9
Percent high school graduate or higher	86.5%	+/-2.4	(X)	(X)
Percent bachelor's degree or higher	11.7%	+/-1.8	(X)	(X)
VETERAN STATUS				
Civilian population 18 years and over	82,909	+/-427	82,909	(X)
Civilian veterans	14,737	+/-1,374	17.8%	+/-1.7
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION				
Total Civilian Noninstitutionalized Population	104,059	+/-275	104,059	(X)
With a disability	22,726	+/-2,185	21.8%	+/-2.1
Under 18 years	21,150	+/-427	21,150	(X)
With a disability	1,385	+/-615	6.5%	+/-2.9
18 to 64 years	61,216	+/-384	61,216	(X)

ITEM 1

Selected Social Characteristics in the United States	Estimate	Margin of Error	Percent	Margin of Error
With a disability	11,598	+/-1,880	18.9%	+/-3.1
65 years and over	21,693	+/-473	21,693	(X)
With a disability	9,743	+/-1,112	44.9%	+/-4.9
RESIDENCE 1 YEAR AGO				
Population 1 year and over	103,234	+/-354	103,234	(X)
Same house	84,099	+/-3,682	81.5%	+/-3.6
Different house in the U.S.	18,994	+/-3,695	18.4%	+/-3.6
Same county	14,846	+/-3,260	14.4%	+/-3.1
Different county	4,148	+/-1,391	4.0%	+/-1.3
Same state	1,781	+/-917	1.7%	+/-0.9
Different state	2,367	+/-959	2.3%	+/-0.9
Abroad	141	+/-158	0.1%	+/-0.2
PLACE OF BIRTH				
Total population	104,059	*****	104,059	(X)
Native	102,109	+/-588	98.1%	+/-0.6
Born in United States	101,507	+/-730	97.5%	+/-0.7
State of residence	51,082	+/-2,816	49.1%	+/-2.7
Different state	50,425	+/-2,689	48.5%	+/-2.6
Born in Puerto Rico, U.S. Island areas, or born abroad to American parent(s)	602	+/-346	0.6%	+/-0.3
Foreign born	1,950	+/-588	1.9%	+/-0.6
U.S. CITIZENSHIP STATUS				
Foreign-born population	1,950	+/-588	1,950	(X)
Naturalized U.S. citizen	1,081	+/-527	55.4%	+/-18.1
Not a U.S. citizen	869	+/-386	44.6%	+/-18.1
YEAR OF ENTRY				
Population born outside the United States	2,552	+/-730	2,552	(X)
Native	N	N	N	(X)
Entered 2000 or later	N	N	N	N
Entered before 2000	N	N	N	N
Foreign born	N	N	N	(X)
Entered 2000 or later	N	N	N	N
Entered before 2000	N	N	N	N
WORLD REGION OF BIRTH OF FOREIGN BORN				
Foreign-born population, excluding population born at sea	N	N	N	(X)
Europe	N	N	N	N
Asia	N	N	N	N
Africa	N	N	N	N
Oceania	N	N	N	N
Latin America	N	N	N	N
Northern America	N	N	N	N
LANGUAGE SPOKEN AT HOME				
Population 5 years and over	N	N	N	(X)
English only	N	N	N	N
Language other than English	N	N	N	N
Speak English less than "very well"	N	N	N	N
Spanish	N	N	N	N
Speak English less than "very well"	N	N	N	N
Other Indo-European languages	N	N	N	N
Speak English less than "very well"	N	N	N	N
Asian and Pacific Islander languages	N	N	N	N
Speak English less than "very well"	N	N	N	N
Other languages	N	N	N	N
Speak English less than "very well"	N	N	N	N

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Selected Social Characteristics in the United States	Estimate	Margin of Error	Percent	Margin of Error
ANCESTRY				
Total population	104,059	*****	104,059	(X)
American	6,730	+/-1,675	6.5%	+/-1.6
Arab	38	+/-64	0.0%	+/-0.1
Czech	353	+/-310	0.3%	+/-0.3
Danish	750	+/-447	0.7%	+/-0.4
Dutch	2,746	+/-1,034	2.6%	+/-1.0
English	18,011	+/-3,027	17.3%	+/-2.9
French (except Basque)	5,546	+/-1,411	5.3%	+/-1.4
French Canadian	626	+/-379	0.6%	+/-0.4
German	29,234	+/-3,185	28.1%	+/-3.1
Greek	205	+/-212	0.2%	+/-0.2
Hungarian	259	+/-256	0.2%	+/-0.2
Irish	17,744	+/-3,158	17.1%	+/-3.0
Italian	7,319	+/-2,273	7.0%	+/-2.2
Lithuanian	66	+/-94	0.1%	+/-0.1
Norwegian	2,737	+/-964	2.6%	+/-0.9
Polish	2,267	+/-1,586	2.2%	+/-1.5
Portuguese	790	+/-454	0.8%	+/-0.4
Russian	606	+/-392	0.6%	+/-0.4
Scotch-Irish	3,115	+/-1,456	3.0%	+/-1.4
Scottish	4,604	+/-1,193	4.4%	+/-1.1
Slovak	51	+/-90	0.0%	+/-0.1
Subsaharan African	57	+/-102	0.1%	+/-0.1
Swedish	3,020	+/-833	2.9%	+/-0.8
Swiss	841	+/-621	0.8%	+/-0.6
Ukrainian	46	+/-77	0.0%	+/-0.1
Welsh	1,459	+/-664	1.4%	+/-0.6
West Indian (excluding Hispanic origin groups)	527	+/-420	0.5%	+/-0.4

Source: U.S. Census Bureau, 2008 American Community Survey

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

Notes:

·Ancestry listed in this table refers to the total number of people who responded with a particular ancestry; for example, the estimate given for Russian represents the number of people who listed Russian as either their first or second ancestry. This table lists only the largest ancestry groups; see the Detailed Tables for more categories. Race and Hispanic origin groups are not included in this table because official data for those groups come from the Race and Hispanic origin questions rather than the ancestry question (see Demographic Table).

·Starting in 2008, the Scotch-Irish category does not include Irish-Scotch.

·The Census Bureau introduced a new set of disability questions in the 2008 ACS questionnaire. Accordingly, comparisons of disability data from 2008 or later with data from prior years are not recommended. For more information on these questions and their evaluation in the 2006 ACS Content Test, see the Evaluation Report Covering Disability.

·Data for year of entry of the native population reflect the year of entry into the U.S. by people who were born in Puerto Rico, U.S. Island Areas or born outside the U.S. to a U.S. citizen parent and who subsequently moved to the U.S.

·Due to a reduction in the Failed Edit Follow-up (FEFU) operation for 4-months in 2008, there was an increase in the amount of missing data and an increase in item allocation rates. For more information see the ACS User Notes.

·While the 2008 American Community Survey (ACS) data generally reflect the November 2007 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities. The 2008 Puerto Rico Community Survey (PRCS) data generally reflect the November 2007 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in PRCS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

·Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2000 data. Boundaries for urban areas have not been updated since Census 2000. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Explanation of Symbols:

1. An "*" entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An "-" entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or

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upper interval of an open-ended distribution.

3. An 'l' following a median estimate means the median falls in the lowest interval of an open-ended distribution.

4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.

5. An '****' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.

6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.

7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.

8. An '(X)' means that the estimate is not applicable or not available.

The letters PDF or symbol  indicate a document is in the Portable Document Format (PDF). To view the file you will need the Adobe® Acrobat® Reader, which is available for free from the Adobe web site.

ITEM 1

Conflict of Interest

Neither HADCO nor any of its contractors or subcontractors may enter into any contract or arrangement in connection with the tenant-based programs in which any of the following classes of persons has any interest, direct or indirect, during tenure or for one year thereafter:

1. Any present or former member or officer of HADCO (except a participating commissioner).
2. Any employee of HADCO, or any contractor, subcontractor or agent of HADCO, who formulates policy or who influences decisions with respect to the programs;
3. Any public official member of a governing body, or State or local legislator, who exercises functions or responsibilities with respect to the programs; or
4. Any member of the Congress of the United States.
5. Any member of the classes above must disclose their interest or prospective interest to HADCO and HUD.
6. The conflict of interest prohibition under this section may be waived by the HUD field office for good cause.

Solicitation or Acceptance of Gifts

Acceptance of other tips or gratitude's for work rendered, doing business with, or for organizations or participants of HADCO is expressly forbidden

Violation of Conflict of Interest

Disciplinary remedies for violations of HADCO's code of conduct will be processed in accordance with HADCO's Personnel Policy.

Violence Against Women and Department of Justice Reauthorization Act of 2005

Definitions

HADCO will use the applicable definitions set forth in Public Law 109-162 Section 3 "Universal Definitions and Grant Provisions".

Purpose

HADCO will not deny admission to any applicant or terminate assistance to any participant on the basis the applicant/participant is or has been the victim of domestic violence, dating violence, or stalking if the applicant otherwise qualifies for assistance or admission. HADCO will follow all guidelines set forth in in the Violence against Women and Department of Justice Reauthorization Act of 2005.

Verification

HADCO will require an individual to certify via a HUD approved certification form that the individual is a victim of domestic violence, dating violence, or stalking and that the incident(s) in question are bona fide incidents of such actual or threatened abuse and meet the requirements set

*
| forth in the Public Law 109-162, Section 607 "Amendments to the Public Housing Program".
| The Individual shall provide the requested verification within fourteen business days after
| HADCO's request for such certification. HADCO may extend the fourteen day deadline at it's
| discretion. HADCO may choose to provide benefits to an individual based solely on the
| individual's statement or other corroborated evidence.

| Confidentiality

| HADCO shall retain all information provided to HADCO regarding any domestic violence in
| confidence. No information will be provided to any individual or agency without a written
| consent from the victim.

| Notification

| HADCO will inform all applicants and participants of their rights under this subsection.
*
|

II. Eligibility for Admission and Processing of Applications

Affirmative Marketing

HADCO will conduct affirmative marketing as needed so the waiting list includes a mix of applicants with races, ethnic backgrounds, ages and disabilities proportionate to the mix of those groups in the eligible population of the area. The marketing plan will take into consideration the number and distribution of vacant units, units that can be expected to become vacant because of move-outs, and characteristics of families on the waiting list. HADCO will review these factors regularly to determine the need for and scope of marketing efforts. All marketing efforts will include outreach to those least likely to apply.

Marketing and informational materials will:

- (a) Comply with Fair Housing Act requirements on wording, logo, size, type, etc.;
- (b) Describe the housing units, application process, waiting list and preference structure accurately;
- (c) Use clear and easy to understand terms and more than strictly English-language print media;
- (d) Contact agencies that serve potentially qualified applicants least likely to apply (e.g. the disabled) to ensure that accessible/adaptable units are offered to applicants who need their features;
- (e) Make clear who is eligible: low income individuals and families; working and nonworking people; and people with both physical and mental disabilities; and
- (f) Be clear about HADCO's responsibility to provide reasonable accommodations to people with disabilities.

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.

Qualifying for Admission

It is HADCO's policy to admit **only** qualified applicants.

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.

ITEM 2

Attachment 10.0 (b)

Definition of Substantial Deviation /Modification and Significant Amendment

It is the intent of the Housing Authority of Douglas County PHA Plan to adhere to the mission, goals and objective outlined in the Five-year Annual Plan. The plan, however, will be modified and re-submitted to HUD should a substantial deviation from program goals and objectives occur.

The Housing Authority of Douglas County defines substantial deviations as:

- Any change in the planned or actual use of federal funds for activities that would prohibit or redirect the Housing Authority's strategic goals of increasing availability of safe, decent and affordable housing for the citizens of Douglas County, Oregon.
- A need to respond immediately to an act beyond the control of the Housing Authority, such as floods, earthquakes or other unforeseen significant event.
- A mandate from the governing board of the Housing Authority, to modify, revise, or delete the long-range goals and objectives of the program.

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

A Significant Amendment or Modification to the Annual Plan and Five- Year Plan is defined as:

- Changes of a significant nature to the rent or admissions policies, or the organization of the waiting list not required by federal regulatory requirements as to effect a change in the Section 8 Administrative Plan or the Public Housing Admissions and Continued Occupancy Policy (ACOP).
- A change in the planned or use of replacement reserve funds under the Capital Fund Program.

Public Comments for 2010 Annual Plan

I have attached the public comments. These comments have been addressed in the past, since 2008-2009 annual plan process.

For the 2009 – 2010 fiscal year, the RAB, which included some of the same people, met with the Executive Director, Dolly Newman, and were satisfied with the policy changes.

For the 2010 – 2011 fiscal year the RAB had no comments, however, HADCO received public comments on policy. There were no comments on the plan itself.

The comments were essentially the same comments presented at the 2008 – 2009 annual plan process, just about word for word.

The HADCO board tried to resolve the comments through public hearings. There were 2 heated public hearings that each lasted 4 – 5 hours, with one board member resigning due to the stress.

HADCO was without a board for a few months. In March of 2010, HADCO had all seats filled on the board. During the March meeting, the board recommended 2 staff and 2 public members meet with Neighbor to Neighbor as mediator to try to resolve the public concerns. HADCO set up a date with Neighbor to Neighbor, notified the public commenters one by one, and received the attached email from one of the commenters. To date (May 12, 2010) the group of citizens has not chosen the 2 members that will represent them.

A chart of concerns and responses is attached. This has been given to the public commenters and the HADCO board addressing each of the public commenters' concerns.

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Kristy Carroll

From: J MAYORGA [granny509@msn.com]
Sent: Friday, April 16, 2010 11:12 AM
To: Kristy Carroll
Subject: RE: Neighbor to Neighbor meeting

The group has decided that Monday is not going to work out for the meeting. It appears that the meeting will not work out for this week. Sorry. Joy

2010 Policy Discussion

Comments	Notes:	Housing Authority	Public
1 *Eliminate Interim Reporting of Income		not an administrative burden; will cause a financial hardship;	Federal law requires increase reporting annual; 10 day reporting of an increase in income is unnecessary; adjusting the rent at \$200 or more creates an administrative burden
2 *Household Occupancy		2 per sleeping room on a case by case basis; financial impact; changed at annual time; used to determine dollar amount of voucher	Respect the right to privacy ensure that residents of the opposite sex do not have to share a bedroom unless they choose to; hearing reports that families are being told that two people have to share a bedroom; asking that information be given that is clear to insure that people understand; give clear information so that people are not required to sign up on specific waitlist
3 *Eliminate six months bank statements		4350.3 exhibit 5-2	Does federal law require 6 months of bank statements; obtaining them does nothing to prevent fraud; unnecessary intrusion into how residents spend their money; costs the tax payers more money it requires more staff to implement and monitor; checking assets at time of reapplication is sufficient for HUD purposes
4 *No Zero Income Reporting of Expenses		PIH 2009-44 cost saving measures 30day expense or quarterly annual reexamination	Zero income families should not be required to explain any of their living expense for 6 months after they have been placed on a zero income; a resident that has exempt income should not be required to explain any of their living expenses
5 *Drug related bar for life		Manufacturing not selling in ACOPI; selling would be 5 year ineligibility to PH	Object to families being barred from Public Housing for selling methamphetamine when they did not live in Public Housing; this does more harm then good for families and communities
6 *Report Income by the 23rd for reduction of rent		the 15th of the month plus a grace period if the 15th falls on a weekend day; HADCO took into consideration that the tenant would receive pay through the end of the month if they lost their job after the 15th	Current policy is a deadline of the 15th of the month; changing the date better serves the needs of the residents; Keeping HADCO a customer centered program.

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* comments submitted by both residents and CEA.

7	Reject proposal to use student grants and loans as income		we don't count loans only grants; new student rule	federal law prohibits the counting of student financial aid and loans as income
8	*Disability Policy Reasonable accommodation		approved by the board; reviewed by the attorney	object the proposed forms; HADCO is not the last person to say who is disabled and what an appropriate accommodation is; that should be left up to the health care professional; these required forms put an unfair burden on the disabled family
9	Fire Policy (Public Housing)		approved by the board; reviewed by the attorney	undue hardship that an accidental fire may cause the family; define accidental and negligent need to be defined; first time offense due to the financial circumstance of the residents the resident should not have to pay if the fire was not intentionally set; If the resident is charged the following is a guide the Payment amount is no higher than the deductible, the payment is no higher than 5% of the monthly rent, there should be a maximum monthly amount. there should be a list of hardship
10	Public Housing Lock outs		current policy 1st time no charge; dead bolt locks were installed in 2008 to help eliminate this issue	no charge for first offense; no charge if the offense doesn't occur in a 6 month time frame; never charge a person with a disability
11	Community service requirement		the current policy already exempts for this request	Family member caring for a family member with a disability is exempt from performing community service
12	Pet Policy (public housing)		if the animal is in distress call animal control and let them decide what action to take	24 hour unattended animal is unreasonable for HADCO to enter the unit; call emergency personnel if the animal is in distress
13	Pet Deposit		no deposit is charged; no longer charge the Fee; charge cost incurred at move out	refund the pet deposit in 6 months after HADCO was notify that the pet is not in the unit; HADCO provide receipts of the cost of the fumigation and refund the difference
14	Tenant transfers		there is no involuntary transfer the lease that is signed states the policy of transfer if over housed; The lease is clear on when a transfer would occur; tenants are noticed when a unit that they qualify for is on notice	only transfer within the same complex; balance between transfers and pulling from the waitlist 4:1; clear written procedures for determination of who qualifies for an involuntary transfer
15	Waitlist		Pre-application process separated for PH and S/8; PH pre-application with locations clear will need to complete for each waitlist that they would like to be placed on	be clear to applicants that they can sign up for as many locations as they want; location is a reason to reject the offer of housing; applicant to be on any list that their family qualify for based on occupancy; allow the family to reject the first housing offer

* comments submitted by both residents and CEA.

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1/5/10

Dear HADCO Commissioners:

Several residents met recently to review HADCO's Annual Plan and to make recommendations to improve our local public housing program. Three of these residents had signed up to be part of this year's Residents' Advisory Board (RAB), which was not able to get together this year to review the Plan before it went out for public comment. All three of these HADCO residents, along with other residents, met to ensure that this year's Plan had some input from HADCO residents.

The residents referenced above, of the Housing Authority of Douglas County Oregon, make the following recommendations for our annual PHA plan:

- **Eliminate Interim Reporting of Income:**

HUD and federal law only require that residents provide information about increases in income annually. HADCO requires unnecessary reporting when a resident's income increases by any amount. Although, they do not adjust the rent until the income is \$200 or more, this reporting still creates unnecessary administrative burdens and expenses for the program. We recommend that HADCO eliminate interim reporting of income, except, of course in case of a reduction in income to the resident's household.

- **Household Occupancy:**

HADCO must respect the right to privacy and the cultural norms of those in our society and ensure that residents of opposite sex do not have to share a bedroom unless they are related by marriage or chose to do so.

Although HADCO changed the language last year, we have been hearing reports that HADCO is still making families believe that it is two people to a bedroom regardless of age, sex or familial status. We ask that information given to the residents make the current policy clear and that it is implemented to ensure that people are not being required to sign up on specific waiting lists or being forced to take housing that have less bedrooms than they are otherwise eligible to occupy.

- **Eliminate 6 months Bank Statements:**

As an income based program, unless required by law, HADCO should not be entitled to 6 months worth of bank statements from the residents. This does nothing to prevent fraud and is an unnecessary intrusion into how we spend our money. There are other ways to verify income than this and checking the asset at the time of reapplication is sufficient for HUD purposes.

This practice costs the taxpayer money because more staff is needed to implement and monitor the program and more unnecessary paperwork is being required of residents.

- **No Zero Income Reporting of Expenses:**

Those who have suffered an event resulting in having no income do not need further burdens from HADCO. Unless the law requires that we do so, we recommend that Zero income residents no longer have to fill out any form or provide information to explain how they pay for their living expenses for 6 months from the time they initially report Zero income.

We do not believe it should be the role of our local public housing authority to put more pressures on residents who lose all their income. However, we also recognize that families cannot live for very long without any source of income at all, so we recommend that people be given a certain period of time to get back on their feet before being forced to provide this information to HADCO.

Also, we continue to object to this section being used for when a resident has exempt income that HADCO knows about. When HADCO knows how people are making their living expenses, why do they also need to know how you are spending your money? This would include adult students getting federal financial aid for school.

- **Drug Related Bar for Life:**

We object to people being barred from public housing for life because they were convicted of selling methamphetamine when they did not live in public housing at the time of their conviction. We believe programs, such as public housing, exist, at least in part, to give people second chances. Rules that are more restrictive than what is required by the CFR's on drug convictions just do more harm to families and communities than good.

- **Report Income by 23rd for Reduction:**

Currently families must report reductions in income by the 15th to get a rent reduction the following month, which use to be the 23rd. We request the date be returned to the 23rd to better serve the needs of the residents.

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The later date is in keeping with HADCO being a customer centered program.

- **Reject Proposal to Use Student Grants & Loans as Income:**

Federal law prohibits housing authorities from counting student financial aid as income. It also prohibits loans of any kind from being counted as income. So, we oppose this change being made.

- **Fire Policy:**

We like the fact that the proposed fire policy has educational information that can help a family understand the caution they need to use when dealing with things that might pose a fire risk.

We are concerned about the undue hardship that an "accidental" fire might have on a family even if it is determined that a member's actions or inactions might be the cause. We do not believe on a first time offensive, given the financial circumstances of our residents, that a resident should have to pay if the fire was not intentionally set by an adult household member. The terms accidental and negligent need to be specifically defined as they apply to the residents. It seems that the fire department has it's own situation applied definitions of those words. Apparently, a person is negligent if the fire occurred in anyway that the person could have foreseen it happening. That is to say a fire that was electrical, within the walls, etc would not be considered negligence on the part of the occupant but would be negligence on the part of the owner. We need definitions and examples of those definitions as apply specifically to HADCO and the residents.

However, when HADCO does chose to charge residents, we set out below what we would like to happen in those circumstances.

The amount owed should not be higher than HADCO's deductible for it's insurance. The payment amount should be no more than 5% of the persons contracted net monthly rent with exemptions for hardship when needed. There should be a maximum monthly amount on payments due. There should also be a list of things that constitute a hardship.

Some examples of this might include-

1. Medical bills- including over the counter medication purchases
2. Car repairs
3. Medical emergency either the persons or a family members
4. Expenses related to kids such as back to school
5. A reduction in income for any month wherein payments are due.

We would also like to see some stronger language about HADCO's obligations to residents that have been involved in a fire. Something that might be included in this is housing and emergency needs being provided to the family immediately following a fire. This policy should clearly state what HADCO will do from the time they get the call that there has been a fire in one of their units.

- **Changes to Public Housing Plan:**

- Under charges for certain services, we would like this to be changed to allow one free lockout per six-month period. So there is no charge first time plus no charge if it has been longer than six-months since the last time the resident needed this help. Also ensure that charges are not required if the lock-out is related to a person's disability.

Pg 11, Make sure that community service requirement has an exemption to care for disabled family member.

Pg 12 ---entered premises between 8 – 5 (add after required notice.)

Pet policy section: unattended animal pet policy. It is reasonable that a pet could be safely left unattended for a 24 hour period. Unless there is a specific reason to believe a pet is in distress, the animal should be left alone. It would be a wise thing on the part of a resident to notify the office that the resident has made arrangements for the animals care. In the event the animal's safety and well being seems to be a great concern, then the Humane Society should be contacted regarding the problem. Unless it is a true emergency, a 24 hour notice is required

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from HADCO before they can enter the premises. A dog or cat making noises does not mean they are in danger and need help. On the contrary, in most cases it means they are fine and are bored with being alone.

Residents now pay a \$50 pet deposit which is to cover fumigation costs when the resident moves out. If the resident no longer has a pet but remains in the unit, the deposit should be returned to the resident within six months of the resident notifying HADCO that the pet no longer lives in the unit. When a resident moves out, HADCO should supply the resident with receipts for the actual cost of the fumigation process. If the total amount of the deposit is not spent, the unused balance should be sent to the resident.

Pg 16 housekeeping standards: Can't have heavy pans under the sink. Given the lack of storage space in the kitchens, this requirement seems unrealistic. If there is a problem in that area that maintenance needs to work on, the resident can move the pots and pans out of the way.

Page 16 uncovered trash cans. It appears that HADCO is saying the resident cannot have any open trash cans in the house. This would be an unreasonable requirement.

Applying for place on transfer they should be restricted within the same complex cannot remove you available in the same complex unless the tenant agrees otherwise.

Transfers category - four new people for every transfer. Closed waiting list balance, administrative transfers.

Waiting list, have opportunity, when signing up site-based. Location is reason allowed to reject and not go to the bottom of the list. Should be allowed to be on two sub lists (room size they qualify for).

With regard to HADCO's responsibilities – HADCO should make sure all sidewalks and ramps are safe year round. Also, that there is a regular spraying program both indoors and outdoors with regard to insects, spiders, etc. Also rodent control.

Can a resident who is not the primary custodial parent of hers/his children have a unit with sufficient rooms for the children when they come for the residents custodial time?

Any reason should be okay if someone wants to reject the first offer.

Are you trying to put in cameras?

Explain the information.

Residents have to notify if going to be out of house for 7 days.

Is it true that resident cannot leave for more than two weeks? (told Bill was told, could not leave for a month).
Abandoned language.

Once a month.

It sometimes appears that HADCO instates policies that have not been passed by the Board of Commissioners.

What is the procedure for determining the order for choosing who will be selected for an involuntary transfer?

- **Disability Policy:**

We object to the proposed forms as they imply that they are required. The law does not allow specific forms to be required of either the person requesting the accommodation or the professional who provides the documentation of disability. We object to any policy that puts an inappropriate and unfair burden on the person with a disability and his/her efforts to get reasonable accommodations.

REASONABLE ACCOMMODATION POLICY

1. Page 3, #3 -- "Permitting rent payments and required communications to be mailed rather than delivered in person."

Are non-disabled persons allowed to mail in their rent payments and required communications?

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2. Page 4, "Types of activities that would be considered to be a fundamental alteration to the program include but are not limited to: #4. Actions that substantially impair HADCO's ability to meet its essential obligations as a landlord, ... under the Lease Agreement include management, administration, **maintenance**, or other services required for the operation of the program or upkeep of the property."

It is our understanding that current maintenance policy is to provide the upkeep of the yard of persons who are disabled and/or elderly. Is this true? If so, will it still be HADCO's policy when this Annual Plan is approved?

3. Page 4 "Notification to Applicants/Residents Regarding Reasonable Accommodation Request" "If an applicant/resident **cannot** use a form ..." Please add the words "or **chooses not** to use HADCO's forms," ...HADCO will still respond ..."

4. Page 4 "Making a Request for a Reasonable Accommodation" "is the applicant applicant/resident is **unable** to use the form, ..." Please have read as unable or **or chooses not to use** the form, the request will still be granted.

5. Page 4 "Making a Request for a Reasonable Accommodation" "1. All applicants ... The Request for Reasonable Accommodation form is provided upon request." Please add words "form will be provided but not required."

6. Page 4 same area as #5 and anywhere else the forms are discussed. Please add language to the affect that the forms are not mandatory and letters from qualified persons, i.e., doctors, social workers, etc. are acceptable for establishing applicant/resident's disability and need for specific accommodation.

7. Page 5 continued from page 4, #3. "All responses to the Request Forms will be in writing,..." Change to read "**All**" responses to the accommodation request will be...

8. Page 5 "Determining Whether to Make the Accommodation" "1. Does the applicant/resident meet..."through the certification of disability, using Verification of Disability Status for Use When Requesting a Reasonable Accommodation form..." Please add to that sentence the words "or letter of verification from a Doctor," etc.

9. Page 5 1. c. "If more information is needed,...request the additional information using the standard Notification of Additional Information per Reasonable Accommodation Request form, ..." Please add language stating as above, that HADCO forms are not required. Please add this language to place in the policy that makes reference to the use of forms. Or, since requiring the use of special or specific forms is illegal, just do away with them.

10. Page 6 "4. Does the requested accommodation constitute a fundamental ..." Change to read: Does the requested accommodation constitute an **unreasonable** fundamental...

11. Page 6 "Discontinuation of Reasonable Accommodation" Not sure if this is legally allowed.

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12. Page 8, paragraph 5, "HADCO will make the final decision on the adequacy and credibility of any and all documentation...HADCO may request that the applicant sign additional releases and/or contact other sources of information. ...in an effort to obtain objective, verifiable documentation regarding reasonable accommodation requests. "

It is just this sort of illegal policy that has gotten HADCO in trouble with HUD and created legal problems for HADCO.

13. Page 9, "HADCO retains the right to be the final judge of what constitutes adequate and credible documentation.

Same argument as in #11 above.

14. Page 9, #2 b., Again, language should be added, as above, that no HADCO forms are required and that letters from Doctors, etc. are fine.

15. Page 9, Reasonable Accommodation Request Relating to Animals 1. d, "The presence of the animal would fundamentally alter the nature of HADCO's operations.

In what way could the animal alter the nature of HADCO's operations?

16. There does not seem to be any references to the last Board of Commissioner's decision stating that Service Animals are not Pets and that a Resident with a Service Animal may **also** have a pet in addition to their Service Animal.

Also, HADCO does not have the legal right to keep visitors Service Animals off of HADCO property.

17. If the Service Animal leaves urine spots on the grass, is this grounds for eviction?

18. Forms; Certification of Disability.

This form is to be filled out by the Doctor or other qualifying authority. It confirms the disability of the Resident and the need for the accommodation. HADCO does not need to consult with or obtain any further information from any source. The other forms should be discarded. Even this form should be presented as an option to the applicant/resident. A letter from the Doctor, etc. should be sufficient enough documentation to verify the disability and the need for the requested accommodation.

LEASE AGREEMENT

p.4; c Installation charges air conditioners. There should not be any charge for the first time installation, or, the resident should be allowed to install the air conditioner without HADCO's assistance.

p. 4; d Late Charges .. If there is a late charge it should be due the following month.

p. 6 "This lease will not be revised to permit a change of family composition... adult children" Adult children

ITEM 4

(ages 18 and up) should be allowed to return home to their parent's unit.

p. 7 Transfers #5 Tenants should be given the legal 30 day notice to move out. During or at the end of the 30 days the tenant should be allowed to move into the unit they are transferred to.

p. 10 q 'refrain from storing or keeping highly volatile or flammable materials ...' what about candles, lamp oil, paint thinner, charcoal lighter, etc.?

p. 13 Notice Procedures c "unopened, cancelled...sufficient evidence that notice was given" The Board of Commissioners had discussed this and it was felt that staff should check up further to be sure resident was available to receive and understand notice.

p. 13 Termination of the Lease #3 Failure to pay utilities. Failure to pay should be considered not paid when the utilities are shut off, not when notices are sent by the companies.

p. 13 Define "offensive weapons".

p. 13/14 define carelessness or unattended cooking. Perhaps add words "that causes damage" to the sentence "Any fire on HADCO..."

p. 14 c, #5 Please explain

p. 14 e criminal activity Charged and convicted? What if charges are dropped?

p. 15 Housekeeping Standards a "will reschedule a second inspection." If the resident fails an inspection, the notice of this failure should state the specific things that caused the failure. The second inspection should only consider whether or not those specific items were correctly taken care of. The second inspection should not go beyond those listed items.

Residents should be given at least two weeks notice of inspections. Maintenance personnel should not use their being in the unit for repair purposes as an opportunity to inspect the unit for housekeeping standards. The only violations of such standards that they should report are of those violations that cause **imminent, serious** health or safety concerns.

p. 16 kitchen #7 "Trash/garbage: should be stored in a covered container until removed to the disposal area." Please explain.

p. 7 F. Change to within three years instead of five years.

LOW RENT PUBLIC HOUSING TENANT CHARGES...

Labor, What is the rate of \$28/hr based on. What is the actual pay rate range for maintenance personnel?

HADCO ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP)

p. 12 Notice and Opportunity for a Review b Add "A "no charge" copy shall also be given to the applicant.

P. 22 "Visitors of more than twenty-four hours and less... and authorized by the manager." Approval should not be needed.

p. 22 "Residents will not be given permission to allow a former resident of HADCO who has been evicted to occupy the unit for any period of time." Adult children of resident should be allowed visits. If disabled/ill resident needs someone to stay for a short time a formally evicted member of the family should be allowed to stay. At least put a time limit on the length of time from the eviction to the visit. Perhaps 12 months. Visitors who can prove they have a residence of their own should be allowed – especially if they are family.

p. 23 Security Deposits The amount down seems to be really high and a difficult amount for a low income family to come up with.

ITEM 4

p. 29 Reexamination Procedures e "Residents with a history of employment whose reexamination occurs when they are not employed will have income anticipated based on past and anticipated employment...." Does not seem right to charge based on past history unless there is a reasonably good chance of quick employment at historic rate of pay.

Fire Policy needs much discussion

p. 41 Lease Termination Procedures, Notice Requirements Should read: Notices of lease termination **shall** be mailed first class, **or** served personally, **and also** posted on the apartment door.

p. 41 Re-Payment Agreements Terms for repayment seem very harsh for low income families.

P43 Utilities Need a clear explanation of Excess Utility Charges

P 43 Utilities – Residents with disabilities should be notified that they may be entitled to higher than normal utility allowances, etc.

Recognition of Residents' Rights:

The rights of the people to exercise their constitutional rights or their states rights including privileges in their homes shall not be denied or infringed upon. Therefore, one may not be terminated as a resident or evicted from their home, regardless of whether renting it or buying it, for exercising those rights whether written or not.

We request that the HADCO Board of Commissioners incorporate and adopt the above as part of this year's annual plan.

Thank you,

Residents of HADCO

Brenda May

Jamie Sanchez

William Cantwell

Joy Mayorga

Richard Hunt

Arthur Perry

ITEM 4

CEA Public Testimony Written Comments
HADCO Annual Plan 2010
Hearing: 1/05/10
Comments submitted via email: 1/04/10

Dear HADCO Commissioners:

Citizens Education and Advocacy (CEA) is an association of individuals who support the development and maintenance of affordable housing for all Douglas County residents. We believe that housing is a right that each individual has. As a right, policies, rules and their implementing procedures should be operated in the least restrictive way that fulfills the obligation to the residents as well as the intent and purpose of the public housing program. We make these recommendations based upon this view of how our local public housing authority (PHA) should operate.

CEA had the opportunity to review various HADCO documents, as well as recommendations made by a group of residents, which I understand is also being submitted to you today. We did research to ensure that our recommendations were consistent with federal and state law and policy regarding operating a PHA in Oregon.

We strongly support the following recommendations as well as those provide by the residents. However, if only a few changes happen at a time, we recommend the following be passed by you at the public hearing tomorrow. None of this is new information. Each of these recommendations has been provide to HADCO by us at other times, except for the Disability Policy comments, which are new and in response to recent issues that have arisen regarding disability rights.

→ **Eliminate Interim Reporting of Income:**

CEA has recommended this every year since we started participating in this process. HUD and federal law only require annual reporting. HADCO requires that their residents report any changes income within 10 days. They will start to make adjustments to the residents' rent when the income is over \$200. However, federal law does not require either of these things.

This reporting creates unnecessary administrative burdens and expenses for the program. And in fact account for the majority of hearings being conducted and paid for by HADCO, which demonstrates the administrative burden and expense this unnecessary policy imposes.

CEA recommends HADCO eliminate interim reporting of income and follow federal law, which requires annual reporting only.

→ **Household Occupancy:**

HADCO assured those who have objected to residents of opposite sex having to share a bedroom unless they are related by marriage or wanted to.

Although HADCO changed the language last year about opposite sex residents who were not married sharing a bedroom, we continue to hear reports that families are being informed that two people must share a bedroom, without exception. We ask that information given to the residents make the current policy clear that adults are not required to share bedrooms with children and that children of the opposite sex even if related are not required to share a bedroom.

Also we encourage information you provide be clear to insure that people are not being required to sign up on specific waiting lists or being forced to take housing that have less bedrooms than they are otherwise eligible to occupy.

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→ **Eliminate 6 months Bank Statements:**

As an income based program, unless required by law, HADCO should not be entitled to 6 months worth of bank statements from the residents. This does nothing to prevent fraud and is an unnecessary intrusion into how we spend our money. There are other ways to verify income than this and checking the asset at the time of reapplication is sufficient for HUD purposes.

This practice costs the taxpayer money because more staff is needed to implement and monitor the program and more unnecessary paperwork is being required of residents.

→ **No Zero Income Reporting of Expenses:**

Those who have suffered an event resulting in having no income do not need further burdens from HADCO. Unless the law requires that we do so, we recommend that Zero income residents no longer have to fill out any form or provide information to explain how they pay for their living expenses for 6 months from the time they initially report Zero income. Residents should never be required to explain how they spend their money.

We do not believe it should be the role of our local public housing authority to put more pressures on residents who lose all their income. However, we also recognize that families cannot live for very long without any source of income at all, so we recommend that people be given a certain period of time to get back on their feet before being forced to provide this information to HADCO.

Also, we continue to object to this section being used for when a resident has exempt income that HADCO knows about. When HADCO knows how people are making their living expenses, why do they also need to know how you are spending your money?

→ **Drug Related Bar for Life:**

We object to people being barred from public housing for life because they were convicted of selling methamphetamine when they did not live in public housing at the time of their conviction. We believe programs, such as public housing, exist, at least in part, to give people second chances. Rules that are more restrictive than what is required by the CFR's on drug convictions just do more harm to families and communities than good.

→ **Report Income by 23rd for Reduction:**

Currently families must report reductions in income by the 15th to get a rent reduction the following month, which use to be the 23rd. We request the date be returned to the 23rd to better serve the needs of the residents.

The later date is in keeping with HADCO being a customer centered program.

→ **Disability Policy:**

CEA strongly encourages HADCO to follow the guidelines for updating their disability policy provided by HUD and the U.S. Department of Justice. These rules clearly indicate that no special form is required nor is the health care professional who certifies the disability required to provide alternative accommodations or additional information that is not directly related to establishing the disabling condition. HADCO is not the last say on who is disabled and what an appropriate accommodation is. That should be left up to the experts, who include the disabled resident and his/her health care provider.

ITEM 4

CEA also supports the language developed by residents regarding "Recognition of Residents' Rights". The fact that the residents feel the need to add this language demonstrates that the Board and Staff of HADCO still have a way to go to make residents of the program feel as if they are an equal part of the program. Although HUD encourages having residents take an active part in PHA, historically when groups of HADCO residents have independently come together to do so, they have not been welcomed. We are hopeful that the adoption of this year's Plan can signal a change in that.

Until recently none of the suggestions have been taken seriously and there is an atmosphere of fear that some folks have that has affected whether residents participate in processes such as these. CEA trusts that a new direction from this Board will demonstrate that they having nothing to fear by participating and that they views are welcome and appreciated.

CEA requests that the HADCO Board of Commissioners incorporate and adopt all of the above as part of this year's annual plan. CEA also supports the other recommendations made by residents and hope that they too can be incorporated into the plan this year. However, if timing makes it difficult to implement all the residents' recommendations for this year or address all of their concerns now, CEA believes all of the above will go a long way in addressing their concerns as well as ours. Since our information and recommendations are not new and have been given to previous HADCO Boards and Staff, you should be able to pass of them today. We ask that you do.

Thank you for your consideration,

Betsy Cunningham
Community Advocate
Citizens Education & Advocacy (CEA)
1464 E. Central Ave.
Sutherlin, OR 97479
Telephone: (541) 459-4077

ITEM 4

1/5/09

HADCO response to RAB comments:

1. Page 2 of 40

Display locations – Notice of Annual Plan was advertised in the News Review prior to 45 day comment period listing Admin Office, Roseburg and Family Resource Center, Reedsport.

Supporting documents – Supporting documents were included in the Annual Plan binders that were on display. The PHA Compliance and Certification of Consistency is signed and attached after the 45 day comment period.

Mailing copies of proposed policy changes- HADCO does mail copies of proposed changes at the request of the tenant/participant. The letter that was mailed out to all tenants and participants on September 1, 2008 inviting them to join the RAB did include this information.

Informing tenants/participants of policy changes- HADCO does mail a copy of all Policy changes to all tenants and participants.

Section 8 Landlord training- HADCO has a FAQ for all new landlords and new Landlords are invited and encouraged to attend a briefing.

Special Presentations - HADCO gives special presentations to UCAN's Second Chance Renters Program, Senior Services and Rotary.

2. Page 3 of 40

PHA Mission Statement – HADCO has revised our current Mission Statement to adopt the RAB's suggested Mission Statement.

Goals –
HADCO does research grant opportunities. HADCO's current budget would not support a grant consultant.

Page 10 of 40

HADCO is pursuing all resources available to increase the number of affordable housing as stated in the Annual Plan.

ITEM 4

4. Page 15 of 40

HADCO has adopted the RABS suggestion and amended their policy to allow for refusal of one unit and then if the applicant has not accepted the second unit offered, they will be removed from the wait list or dropped to the bottom.

Page 17 of 40

Reference materials for occupancy rules: While HADCO is waiting to receive direction from the Resident Council a survey was conducted in November 2008. These comments will be shared with the Resident Council.

Page 29 of 40

Deadbolts- Goal #4

HADCO is currently working on installing the rest of the deadbolts in Roseburg and Oakland.

6. Meter bases are required for the necessary waterline improvements. All items on the CFP list and costs have been verified by cost analysis.

Window shutters in Oakland and Riddle are decorative, however, the current ones need replaced and modifying the unit once they are removed is more costly then replacing them.

Cost of the two maintenance vehicles listed twice has been corrected to one listing.

General Comments

1. Family Composition: All Housing Authorities must establish guidelines when family composition is determined. The parent who has custody or children who are subject to joint custody but live with one parent at least 51% of the time will be considered members of the family. CFR 5.603
2. Annual Plan Preparation: HADCO and the RAB agreed to start the Annual Plan process on September 1, 2009.
3. Policy Committee: Since HADCO addresses all policy changes once a year during the Annual Plan process HADCO will work with the RAB committee on policy changes.

Low Rent Public Housing Comments

Low Rent Public Housing Tenant Charges

1. Labor- The labor charge is the actual cost it takes HADCO to repair the item. HADCO can not afford to replace items damaged by tenants either accidentally or intentionally.

ITEM 4

The two hour minimum is only for after hour emergencies caused by the tenant. This is to cover the cost and inconvenience to staff for having to come and repair a tenant damaged item after hours.

The examples cited by the RAB would be tenant charges.

The cost of the labor charges is determined by taking the average cost of the maintenance staff salaries. The after hour calls are based on time and half, because we have to pay overtime.

Inventory- Damaged beyond normal wear and tear is the responsibility of the tenant. Replacement of used items are taken into consideration. Used door is less than a new door. The prices were determined by the cost it has taken HADCO to purchase the item. If the tenant wanted to purchase their own item approved by HADCO, this is allowed.

Repayment agreements are permitted with tenants in good standing.

Pet Policy

The use of the word "or" was being added for clarification, the policy has always been for one animal. The RAB comments requesting additional animals will allow for an aquarium or small animals like hamster in addition to the dog or cat has been approved and will be amended.

III. Companion and Service animals

The Pet Policy already explains the rights for individuals requesting a companion or service animal. HADCO does not solicit medical deduction as HADCO has no way of knowing what item the tenants need for the disability. The tenants are responsible for determining what medical expenses they need for their disability.

IV. Pre- conditions

1. The fumigation fee is required because some insect eggs such as flea eggs can stay dormant for long periods of time, (longer than a year). Removing an animal from the environment does not prevent re-infestation of the unit.
2. HADCO will adopt the suggestion to allow for thirty days for tenants to gather the necessary paperwork for their animal once they have brought it home.
4. One person for emergency contact is already allowed.

V.

1. Reports of intimidating or aggressive animals are reviewed on a case by case basis. Any adverse action is based on evidence provided in the reports.

ITEM 4

2. The tenant is responsible for the actions of their animal.
3. HADCO agrees.
4. Tenants need to clean up after their animals soon after the incident.
6. HADCO agrees, however, the note on the door is helpful. If there is an emergency it is a good reminder there is an animal inside. The note is supposed to be there at all times, not just when the tenant is gone.
7. Visitors should not bring animals onto HADCO property. A service animal is permitted.

VI.

1. Tenants have the right to request a review of charges billed to them for damages caused by an animal.
3. Nuisance and threatening behaviors are determined case by case based on reports and evidence.
4. HADCO will contact animal control to remove abandoned animals left unattended for 48 hours.
5. Tenants have a right to the grievance process if they disagree with any action HADCO is/has taken with their animal.

Things RAB still objects to from last year:

1. Ten day reporting: HADCO administers Family Choice Vouchers. When contacting other Housing Authorities that administer the same type of vouchers the industry standard is the 10 day reporting timeline. HADCO has proposed changing income reporting requirements from \$50.00 monthly increase to \$200.00 monthly increase.
- 2.
3. HUD requires all Housing Authorities to obtain a 6 month average.
4. HADCO has proposed a change in reporting requirements to exempt students and exempt income status from having to complete monthly income statements.
5. HADCO denies for manufacturing or selling.

ITEM 4

Fiscal Year 2008

Public Housing

SUMMARY OF ANNUAL PLAN RECOMMENDATIONS FROM HADCO AND RAB

Annual Plan Page #	TOPIC	RAB RECOMMENDATION Please see RAB letter for exact wording.	HADCO RECOMMENDATION	SUPPORTING DOCUMENTATION
2 of 35	Public Access to Information	Would like copies of the annual plan be available at the Myers Center.	HADCO provided copies of the annual plan to the entire RAB. One copy of the binder located at the library and the office can be made available at the Myers Center as long as it is not removed from the building.	There are financial restrictions with making copies of every supporting document to every person requesting the entire binder of supporting information. It is the interested parties responsibilities to seek the available copies, i.e., library, office, etc.
2 of 35	PHA Plan Supporting Documentation	Would like information in a timely manner.	HADCO starts the annual plan in October allowing for a 45 day comment period. Next year HADCO will be back on schedule.	
3 of 35	PHA's Mission Statement	Would like to add to the mission statement. Please see their wording.	This wording is too subjective and open to opinion.	
3 of 35	PHA Goal "Improve the quality of assisted housing."	Would like selected the "renovate or modernize public housing units."	HADCO already does this through the capital fund program.	
4 of 35	PHA Goal "Increase assisted housing vouchers."	Would like selected "increase voucher payment standard"	The HADCO Section 8 Program can not afford an increase voucher payment standard. Any increases over the HUD rent payment standard must be paid for by HADCO.	See budget.
9 of 35		Would like HADCO to develop a more in depth program for recruiting Section 8 landlords....	HADCO has selected strategies to improve Section 8 Landlord participation and has been steadily improving the participation of landlords.	

ITEM 4

SUMMARY OF ANNUAL PLAN RECOMMENDATIONS FROM HADCO AND RAB

Master CFP List	Budget for Operation Use (portion of CFP budget)	Would like curbing for flowerbeds removed and playgrounds added.	Money placed into operations has full fungibility and can be used at the Housing Authorities discretion. Once the budget is determined for FYE 2009 the use of operations money will be finalized.	
Master CFP List	Winston Fencing costs	Would like fencing purchased from Heartwood Resources or another non profit supply place.	HADCO either advertises RFB or prices the most economical means to purchase supplies.	HUD reviews purchases for compliance during management reviews.
Master CFP List	Attic access	Would like Attic access be moved up for security reasons	There is currently no attic access from both sides of the building in some areas. There is no need for tenants to have attic access. This was being done for maintenance benefit so they do not have to enter a different unit to fix a leak.	

ITEM 4

SECTION 8 FISCAL YEAR 2008

HADCO Original Proposed Changes

Chapter 12 Page 2

Add: Six months bank statements for checking and savings accounts

RAB Recommendations Chapter 12 Page 2

The RAB rejects HADCO proposed change for checking accounts but accepts change for savings account.

HADCO Original Proposed Changes

Chapter 12 Page 5

Change required reporting from the 23rd of the month to the 15th of the month.

RAB Recommendations Chapter 12 Page 5

The RAB rejects HADCO's proposed change.

The RAB recommends eliminating the 10 day reporting requirement.

HADCO's Recommendations/Comments

Chapter 12 Page 2

HUD requires a six month average on checking accounts. Participants can either provide their bank statements or HADCO can request a verification from the financial institution. Most financial institutions do charge for this verification that is why HADCO received approval from HUD to accept bank statements from the participant.

Chapter 12 Page 5

HADCO has received numerous landlord complaints about not receiving their rent checks at the first of the month. By changing the reporting cut off from the 23rd to the 15th will allow HADCO to process the verification and complete rent changes before the first of the month so landlords are paid on time.

The industry standard is 10 days as reported at the November and December board meetings. Changing the current 10 day reporting requirement to an annual reporting would create a financial burden on HADCO. HADCO would need to reduce the number of families currently assisted because of the potential increase in required HAP for each family.

ITEM 4

**SUMMARY OF SECTION 8 ADMINISTRATIVE PLAN PROPOSED CHANGES
RECOMMENDATIONS/COMMENTS FROM HADCO REGARDING RAB COMMENTS**

HADCO's Original Proposed Changes

Chapter 5 Page 1

One bedroom will be assigned for each two family members regardless of sex, age, or relationship. Exceptions may be made for medical reasons and in cases of live in aids.

HADCO's Recommendations / Comments

Chapter 5 Page 1

Starting in calendar year 2005 HUD exercised its option not to maintain an Annual Contributions Contract (ACC) reserve account for the Section 8 Voucher Program. 24 CFR 982.154. All Housing Authorities were given fixed annual budgets. With this change HUD implemented the Consolidated Appropriations Act in 2005 to provide administrative guidance to Housing Authorities on actions they may take to reduce costs in the Voucher Program. HADCO's proposed change to one bedroom for each two family members is the least invasive action to families on the Section 8 Program. HADCO must make a change in the current policy to ensure managing the Voucher Program within the amounts budgeted for our fiscal year.

RAB Recommendations Chapter 5 Page 1

All of RAB's proposed changes will prevent HADCO from changing the voucher issuance size to two persons per sleeping room.

ITEM 4

HADCO's Original Proposed Change

Chapter 6 Page 1

Childcare Expenses: Deducted for the care of children under 13 when childcare is necessary to allow an adult member to work, attend school, or actively seek employment. Childcare expenses cannot exceed the family's monthly co-pay amount if the family receives childcare subsidy from grants, state or federal subsidies.

HADCO's Recommendations / Comments

Chapter 6 Page 1

This proposed change adds clarification to the current Section 8 Administrative Plan. HADCO can not allow a deduction for child care greater than the co-pay amount if the family receives subsidy for childcare.

RAB Recommendations Chapter 6 Page 1

The RAB rejects HADCO proposed change and makes a comment regarding their current understanding of child care deductions.

HADCO is not proposing to change anything that is not already being done. HADCO wants to add clarification to a current policy.

ITEM 4

HADCO's Original Proposed Changes

Chapter 6 Page 5

The family member removed will be ineligible to be added back into the household for twelve months.

RAB Recommendations Chapter 6 Page 5

The RAB rejects HADCO's proposed change and makes comments regarding a hardship on the family if the family member is a child.

HADCO's Recommendations / Comments

Chapter 6 Page 5

After reviewing RAB's comment HADCO suggests revising the proposed change to read: The adult family member removed will not be eligible to be added back into the household for 12 months.

HADCO agrees that this proposed change should not apply to children.

ITEM 4

HADCO's Original Proposed Changes

Chapter 6 Page 6

A monthly notarized statement is required from the person(s) contributing to the household. If the monthly contribution is the same amount every month, one notarized statement is acceptable as long as the statement includes the timeframe in which the monthly contributions are received.

Recommendations / Comments

Chapter 6 Page 6

HUD strongly encourages Housing Authorities to demonstrate their ability to effectively manage and account for government funds appropriated for low income housing programs. Implementation of the use of notarized statements for verification procedures is an important step towards demonstrating HADCO's ability to establish management controls geared to reducing overpayment errors with HAP subsidy.

RAB Recommendations Chapter 6 Page 6

The RAB rejects HADCO's proposed change and makes comments regarding no authority over control of third party contributions.

After reviewing RAB's comments HADCO suggest revising the proposed change to read: The monthly notarized statement is required from the person(s) contributing to the household. If the monthly contribution is the same amount every month, one notarized statement will be accepted as long as the statement includes the timeframe in which the monthly contributions are received. If the person(s) contributing to the household refuses to provide a notarized statement the participant may submit a notarized statement of reported income. This verification method should be used as a last resort when all other verification methods are not possible.

ITEM 4

HADCO'S Original Proposed Changes

Chapter 6 Page 8

Childcare expenses can not exceed the family's monthly co-pay amount if the family receives childcare subsidy from grants, state or federal subsidies.

Chapter 6 Page 8

Childcare expenses are referenced in two chapters in the Section 8 Administrative Plan. HADCO is not proposing to change anything that is not currently being done. HADCO is adding clarification to the plan.

RAB Recommendations Chapter 6 Page 8

The RAB rejects HADCO's proposed change.

The RAB also had a comment regarding an adult member capable of caring for a child.

In response to RAB's comment regarding an adult member capable of caring for a child. Our current plan states those adult members who would be unable to care for the child include: A person with disabilities or older person unable to take care of a small child as verified by a reliable knowledgeable source.

ITEM 4

HADCO's Original Proposed Changes

Chapter 7 Page 7- Notarized Statement

The family must furnish a self certification along with a notarized statement from the person(s) contributing to the household. If the monthly contribution is the same amount every month, one notarized which the monthly contributions are received.

RAB Recommendations Chapter 7 Page 7

The RAB rejects HADCO's proposed change.

HADCO's Recommendations/Comments

Chapter 7 Page 7

The notarized statement is referenced in two chapters in the Section 8 Administrative Plan. HADCO suggests revising the proposed change to read the same as Chapter 6 Page 6.

ITEM 4

HADCO's Original Proposed Changes

Chapter 7 Page 7 – Zero or Less TTP

Families with a TTP of zero or less will be required to execute verification forms to determine that forms of income such as unemployment benefits, TANF, SSI etc are not being received by the household. To report this information a Survival Statement will need to be completed on a monthly basis.

This paragraph is currently in our plan the only change is the shaded language.

RAB Recommendations Chapter 7 Page 7

The RAB rejects HADCO's proposed change.

HADCO's Recommendations/Comments

Chapter 7 Page 7 – Zero or Less TTP

HUD requires Housing Authorities to implement procedures to ensure compliance with verification of family income. Families reporting total household income of zero need to report on a monthly basis. Other Housing Authorities have been contacted as to their reporting requirements. The industry standard is monthly reporting for families reporting zero income.

ITEM 4

HADCO's Original Proposed Changes

Chapter 8 Page 2

Add: Families porting into HADCO's jurisdiction will be required to attend a briefing before receiving their voucher.

HADCO's Recommendations/Comments

Chapter 8 Page 2

Each Housing Authority has its own Administrative Plan. Families moving into HADCO's jurisdiction need to attend a briefing to have a good understanding of the current policies to be successful in the Voucher Program.

RAB Comment Chapter 8 Page 2

The RAB accepts HADCO's proposed change with a comment that HADCO's policy already states families will not receive a voucher unless they attend a briefing.

In response to RAB's comment. The current Administrative Plan does address requirements for new applicants to attend a briefing before receiving their voucher. However, the current plan does not address participants with a voucher from another housing authority attending a briefing.

ITEM 4

HADCO's Original Proposed Changes

Chapter 9 Page 1

Remove: A copy of the proposed lease, including the prescribed tenancy addendum.

RAB Recommendation Chapter 9 Page 1

The RAB rejects HADCO's proposed change with comments regarding the family not having protection against the landlord changing a verbal lease.

HADCO's Recommendations / Comments

Chapter 9 Page 1

HADCO still requires a copy of the participants lease but not at the time the request for approval of tenancy is received by HADCO.

HADCO advises all applicants and participants not to move into a unit without HADCO completing a rent reasonable study and house inspection which is required by HUD. HADCO contacts the landlord once the request for tenancy is received by HADCO to discuss required paperwork.

ITEM 4

HADCO's Original Proposed Changes

Chapter 10 Page 4

Add: Non working refrigerator to 24 hour fail.

RAB Recommendations Chapter 10 Page 4

The RAB accepts HADCO's proposed change with comments if owned by the participant and funds were not available to replace.

The RAB suggests that gas leaks be added to the list of 24 hour fails

HADCO's Recommendations /Comments

Chapter 10 Page 4

HADCO feels a non-working refrigerator should be a 24 hour fail.

HADCO doesn't agree making the landlord responsible and not the tenant. The tenant receives \$3.00 per month credit from HADCO

Natural gas leak or flumes are in our current Administrative Plan under 24 hour fail.

ITEM 4

9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. The Housing Authority of Douglas County’s preliminary strategy is to assess current land on PHA AMP’s to construct additional new housing for families.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan. The Housing Authority of Douglas County has reached four of their six goals or 66.64% completed by providing mobility counseling to Section 8 participants, improved living environment by installing washer / dryer hook ups in Public Housing and replacing waterlines in Public Housing and ensuring equal opportunity and affirmatively further fair housing.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification” Please see attached</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

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 5-Year and Annual PHA Plans. 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 and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 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 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

Instructions form HUD-50075

Applicability. This form is to be used by all Public Housing Agencies (PHAs) with Fiscal Year beginning April 1, 2008 for the submission of their 5-Year and Annual Plan in accordance with 24 CFR Part 903. The previous version may be used only through April 30, 2008.

1.0 PHA Information

Include the full PHA name, PHA code, PHA type, and PHA Fiscal Year Beginning (MM/YYYY).

2.0 Inventory

Under each program, enter the number of Annual Contributions Contract (ACC) Public Housing (PH) and Section 8 units (HCV).

3.0 Submission Type

Indicate whether this submission is for an Annual and Five Year Plan, Annual Plan only, or 5-Year Plan only.

4.0 PHA Consortia

Check box if submitting a Joint PHA Plan and complete the table.

5.0 Five-Year Plan

Identify the PHA's Mission, Goals and/or Objectives (24 CFR 903.6). Complete only at 5-Year update.

5.1 Mission. A statement of the mission of the public housing agency for serving the needs of low-income, very low-income, and extremely low-income families in the jurisdiction of the PHA during the years covered under the plan.

5.2 Goals and Objectives. Identify quantifiable goals and objectives that will enable the PHA to serve the needs of low income, very low-income, and extremely low-income families.

6.0 PHA Plan Update. In addition to the items captured in the Plan template, PHAs must have the elements listed below readily available to the public. Additionally, a PHA must:

- (a) Identify specifically which plan elements have been revised since the PHA's prior plan submission.
- (b) Identify where the 5-Year and Annual Plan may be obtained by the public. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on its official website. PHAs are also encouraged to provide each resident council a copy of its 5-Year and Annual Plan.

PHA Plan Elements. (24 CFR 903.7)

1. **Eligibility, Selection and Admissions Policies, including Deconcentration and Wait List Procedures.** Describe the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV and unit assignment policies for public housing; and procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists.

2. **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.
3. **Rent Determination.** A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units.
4. **Operation and Management.** A statement of the rules, standards, and policies of the PHA governing maintenance management of housing owned, assisted, or operated by the public housing agency (which shall include measures necessary for the prevention or eradication of pest infestation, including cockroaches), and management of the PHA and programs of the PHA.
5. **Grievance Procedures.** A description of the grievance and informal hearing and review procedures that the PHA makes available to its residents and applicants.
6. **Designated Housing for Elderly and Disabled Families.** With respect to public housing projects owned, assisted, or operated by the PHA, describe any projects (or portions thereof), in the upcoming fiscal year, that the PHA has designated or will apply for designation for occupancy by elderly and disabled families. The description shall include the following information: **1)** development name and number; **2)** designation type; **3)** application status; **4)** date the designation was approved, submitted, or planned for submission, and; **5)** the number of units affected.
7. **Community Service and Self-Sufficiency.** A description of: **(1)** Any programs relating to services and amenities provided or offered to assisted families; **(2)** Any policies or programs of the PHA for the enhancement of the economic and social self-sufficiency of assisted families, including programs under Section 3 and FSS; **(3)** How the PHA will comply with the requirements of community service and treatment of income changes resulting from welfare program requirements. **(Note: applies to only public housing).**
8. **Safety and Crime Prevention.** For public housing only, describe the PHA's plan for safety and crime prevention to ensure the safety of the public housing residents. The statement must include: (i) A description of the need for measures to ensure the safety of public housing residents; (ii) A description of any crime prevention activities conducted or to be conducted by the PHA; and (iii) A description of the coordination between the PHA and the appropriate police precincts for carrying out crime prevention measures and activities.

9. **Pets.** A statement describing the PHAs policies and requirements pertaining to the ownership of pets in public housing.
10. **Civil Rights Certification.** A PHA will be considered in compliance with the Civil Rights and AFFH Certification if: it can document that it examines its programs and proposed programs to identify any 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.
11. **Fiscal Year Audit.** The results of the most recent fiscal year audit for the PHA.
12. **Asset Management.** A statement of how the agency will carry out its asset management functions with respect to the public housing inventory of the agency, including how the agency will plan for the long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs for such inventory.
13. **Violence Against Women Act (VAWA).** A description of: 1) Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; 2) Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and 3) Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families.

7.0 Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers

- (a) **Hope VI or Mixed Finance Modernization or Development.** 1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI, Mixed Finance Modernization or Development, is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>
- (b) **Demolition and/or Disposition.** With respect to public housing projects owned by the PHA and subject to ACCs under the Act: (1) A description of any housing (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; and (2) A timetable for the demolition or disposition. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm
Note: This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed.
- (c) **Conversion of Public Housing.** With respect to public housing owned by a PHA: 1) A description of any building or buildings (including project number and unit count) that the PHA is required to convert to tenant-based assistance or

that the public housing agency plans to voluntarily convert; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received under this chapter to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>

- (d) **Homeownership.** A description of any homeownership (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval.
- (e) **Project-based Vouchers.** If the PHA wishes to use the project-based voucher program, a statement of the projected number of project-based units and general locations and how project basing would be consistent with its PHA Plan.

8.0 Capital Improvements. This section provides information on a PHA's Capital Fund Program. With respect to public housing projects owned, assisted, or operated by the public housing agency, a plan describing the capital improvements necessary to ensure long-term physical and social viability of the projects must be completed along with the required forms. Items identified in 8.1 through 8.3, must be signed where directed and transmitted electronically along with the PHA's Annual Plan submission.

8.1 Capital Fund Program Annual Statement/Performance and Evaluation Report. PHAs must complete the *Capital Fund Program Annual Statement/Performance and Evaluation Report* (form HUD-50075.1), for each Capital Fund Program (CFP) to be undertaken with the current year's CFP funds or with CFFP proceeds. Additionally, the form shall be used for the following purposes:

- (a) To submit the initial budget for a new grant or CFFP;
- (b) To report on the Performance and Evaluation Report progress on any open grants previously funded or CFFP; and
- (c) To record a budget revision on a previously approved open grant or CFFP, e.g., additions or deletions of work items, modification of budgeted amounts that have been undertaken since the submission of the last Annual Plan. The Capital Fund Program Annual Statement/Performance and Evaluation Report must be submitted annually.

Additionally, PHAs shall complete the Performance and Evaluation Report section (see footnote 2) of the *Capital Fund Program Annual Statement/Performance and Evaluation* (form HUD-50075.1), at the following times:

1. At the end of the program year; until the program is completed or all funds are expended;
2. When revisions to the Annual Statement are made, which do not require prior HUD approval, (e.g., expenditures for emergency work, revisions resulting from the PHAs application of fungibility); and
3. Upon completion or termination of the activities funded in a specific capital fund program year.

8.2 Capital Fund Program Five-Year Action Plan

PHAs must submit the *Capital Fund Program Five-Year Action Plan* (form HUD-50075.2) for the entire PHA portfolio for the first year of participation in the CFP and annual update thereafter to eliminate the previous year and to add a new fifth year (rolling basis) so that the form always covers the present five-year period beginning with the current year.

8.3 Capital Fund Financing Program (CFFP). Separate, written HUD approval is required if the PHA proposes to pledge any

portion of its CFP/RHF funds to repay debt incurred to finance capital improvements. The PHA must identify in its Annual and 5-year capital plans the amount of the annual payments required to service the debt. The PHA must also submit an annual statement detailing the use of the CFFP proceeds. See guidance on HUD's website at:

<http://www.hud.gov/offices/pih/programs/ph/capfund/cffp.cfm>

9.0 Housing Needs. Provide a statement of the housing needs of families residing in the jurisdiction served by the PHA and the means by which the PHA intends, to the maximum extent practicable, to address those needs. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

9.1 Strategy for Addressing Housing Needs. Provide a description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**

10.0 Additional Information. Describe the following, as well as any additional information requested by HUD:

- (a) **Progress in Meeting Mission and Goals.** PHAs must include (i) a statement of the PHAs progress in meeting the mission and goals described in the 5-Year Plan; (ii) the basic criteria the PHA will use for determining a significant amendment from its 5-year Plan; and a significant amendment or modification to its 5-Year Plan and Annual Plan. **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan).**
- (b) **Significant Amendment and Substantial Deviation/Modification.** PHA must provide the definition of "significant amendment" and "substantial deviation/modification". **(Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-Year Plan.)**

- (c) PHAs must include or reference any applicable memorandum of agreement with HUD or any plan to improve performance. **(Note: Standard and Troubled PHAs complete annually).**

11.0 Required Submission for HUD Field Office Review. In order to be a complete package, PHAs must submit items (a) through (g), with signature by mail or electronically with scanned signatures. Items (h) and (i) shall be submitted electronically as an attachment to the PHA Plan.

- (a) Form HUD-50077, *PHA Certifications of Compliance with the PHA Plans and Related Regulations*
- (b) Form HUD-50070, *Certification for a Drug-Free Workplace (PHAs receiving CFP grants only)*
- (c) Form HUD-50071, *Certification of Payments to Influence Federal Transactions (PHAs receiving CFP grants only)*
- (d) Form SF-LLL, *Disclosure of Lobbying Activities (PHAs receiving CFP grants only)*
- (e) Form SF-LLL-A, *Disclosure of Lobbying Activities Continuation Sheet (PHAs receiving CFP grants only)*
- (f) Resident Advisory Board (RAB) comments.
- (g) Challenged Elements. Include any element(s) of the PHA Plan that is challenged.
- (h) Form HUD-50075.1, *Capital Fund Program Annual Statement/Performance and Evaluation Report (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.1.
- (i) Form HUD-50075.2, *Capital Fund Program Five-Year Action Plan (Must be attached electronically for PHAs receiving CFP grants only)*. See instructions in 8.2.

A. PHA Progress in Meeting the Mission and Goals Described in the 5-Year Plan

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2010 – 2014.

Goal 1

Expand the supply of assisted housing;

Objective: Apply for additional rental vouchers

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

Objective: Leverage private or other public funds to create additional housing opportunities.

Progress: HADCO will continue to research additional housing opportunities.

Goal 2

Increase assisted housing choices.

Objective: Provide voucher mobility counseling

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

Objective: Conduct outreach efforts to potential voucher landlords

Progress: Second Chance Renters, Homeless Coalition, CSC Coordinator, HADCO staff

Objective: Implement voucher homeownership program

Progress: Implemented voucher homeownership program on October 2007. HADCO has briefed three participants with homeownership vouchers.

Objective: Implement public housing homeownership program.

Progress: Continue to research opportunities to implement public housing homeownership program.

Goal 3

Provide an improved living environment.

Objective: Implement public housing security improvements.

Progress: HADCO installed washer/dryer hook ups in Yoncalla Project. All PH units now have hook ups. Replaced water lines in Roseburg Project.

Goal 4

Promote self-sufficiency and asset development of assisted households.

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

Progress: HADCO staffs a FSS Coordinator at our administrative office and a CSC Coordinator at the Orchard Knoll complex. This individual provides support in providing referrals to tenants and participants.

Goal 5

Ensure equal opportunity and affirmatively further fair housing.

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

Progress: HADCO provides ADA & visitable units. HADCO has a Reasonable Accommodation Process and staff has been to Fair Housing Training.

LOW RENT PUBLIC HOUSING PROGRAM NEEDS ASSESSMENT LIST

2010 Annual Plan

Roseburg 3-1:

1. Utility Trailer	\$5,000
2. Replace Maintenance Van (\$18,000)	\$18,000
3. Replace bathroom sink and faucet	\$10,000
4. Replace Siding	\$133,000
5. Replace lawn mowers	\$10,000
6. Update electrical meters	\$30,000
7. Update maintenance shop heater	\$600
8. Replace Sewer Lines	\$150,000
9. Foundation repair for 924 Stanton	\$15,000
10. Replace flooring (4 units per year at \$3000/unit)	\$12,000
11. Security addition and upgrade Porch Lighting	\$9,600
12. Replace pantry cabinetry, install vanities in bathrooms	\$6,000
13. Replace fence between Freemont Junior High and Stanton Street	\$1,500
14. Replace heaters (46 units)	\$35,640
15. Replace heaters (14 units)	\$110,600

Reedsport 02 and 07

16. Install Storage sheds in 3 and 4 bedroom units	\$20,000
17. Replace Counter tops	\$3,000
18. Replace security lighting and porch lights	\$5,000
19. Replace roof vents	\$6,800
20. Replace countertops in family units	\$12,000
21. Install double sink in kitchen	\$800.00
22. Replace flooring	\$54,000
23. Ceiling light addition	\$3,500
24. Add sprinkler system by 431 Elm Ave	\$1,000
25. Replace kitchen cabinets, counters and range hoods in elderly units	\$140,000
26. Parking addition on Elm Street	\$10,300

Oakland 3-4:

27. Replace stairs and handrails on three bedroom units	\$12,000
28. Update closet doors to standard size	\$6,000
29. Replace vinyl in three two bedroom units	\$10,500
30. Add security lighting	\$8,000
31. Replace porch lights	\$1,500
32. Replace heaters	\$5,000

Riddle 3-5:

33. Update closet doors to standard size (8 units)	\$6,000
34. Replace Flooring (8 units)	\$28,000
35. Security lighting addition (8 units)	\$4,000
36. Replace porch lighting (8 units)	\$1,500
37. Replace siding	\$45,000
38. Addition of bathroom vanities (8 units)	\$1,550
39. Replace heaters	\$1,500

Winston 3-6:

40. Replace heaters	\$118,500
41. Replace flooring	\$64,000
42. Fencing	\$5,000
43. Replace bathroom sink, vanities and faucets	\$3,500
44. Upgrade closet doors to standard size	\$24,360

Yoncalla 3-8:

45. Replace flooring	\$18,000
46. Replace kitchen cabinets	\$56,000
47. Exterior paint (E & F)	\$10,000
48. Replace roofs (E & F)	\$30,000

HA Wide:

Training for PH employees	\$8,000
Audit	\$1,500
Contingency	\$10,000
Relocation	\$1,600
Fee's/Costs & A&E	\$5,000
Operations	\$72,600
Administration	\$25,000

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary						
PHA Name: The Housing Authority of Douglas County, Oregon		Grant Type and Number Capital Fund Program Grant No: OR16P003501-07 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2007 FFY of Grant Approval: 2007	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09-30-2009 <input checked="" type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	\$67,455.29	\$94004.59	\$94004.59	\$94004.59	
3	1408 Management Improvements	\$5,000.00	\$5,000.00	\$5,000.00	\$5,000.00	
4	1410 Administration (may not exceed 10% of line 21)	\$25,000.00	\$21,919.39	\$21,919.39	\$21,919.39	
5	1411 Audit	\$800.00	\$800.00	\$800.00	\$800.00	
6	1415 Liquidated Damages					
7	1430 Fees and Costs	\$5,000.00	\$5,000.00	\$5000.00	\$5000.00	
8	1440 Site Acquisition					
9	1450 Site Improvement	\$61,700.00	\$48,376.76	\$48,376.76	\$48,376.76	
10	1460 Dwelling Structures	\$68,902.71	\$63,426.26	\$63,426.26	\$63,426.26	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment	\$15,000.00	\$15,411.00	\$15,411.00	\$15,411.00	
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

¹ To be completed for the Performance and Evaluation Report.


² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: The Housing Authority of Douglas County, Oregon		Grant Type and Number Capital Fund Program Grant No: OR16P003501-07A Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2007 FFY of Grant Approval: 2007	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09-30-2009 <input checked="" type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	\$5,080.00	\$	\$0	\$
20	Amount of Annual Grant:: (sum of lines 2 - 19)	253,938.00	\$253,938.00	\$253,938.00	\$253,938.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	\$7,020.00	\$6130.94	\$6130.94	\$6130.94
Signature of Executive Director 			Date 3/25/2010		Signature of Public Housing Director
					Date

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: The Housing Authority of Douglas County, Oregon			Grant Type and Number Capital Fund Program Grant No: OR16P003501-07 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA WIDE	OPERATIONS	1406		\$67,455.29	\$94004.59	\$94004.59	\$94004.59	COMPLETED
	TRAINING	1408		\$5000.00	\$5,000.00	\$5,000.00	\$5,000.00	COMPLETED
	UNIFORMS	1408		00	\$0	0	0	DELETED
	ADMINISTRATION	1410		\$25,000.00	\$21,919.39	\$21919.39	\$21,919.39	REMAINING \$ MOVED TO OPERATIONS
	AUDIT	1411		\$800.00	\$800.00	\$800.00	\$800.00	COMPLETED
	CONTINGENCY	1502		\$5080.00	\$0	\$0	\$0	REMAINING \$ MOVED TO OPERATIONS
	FEES AND COSTS	1430		\$5000.00	\$5000.00	\$5000.00	\$5000.00	COMPLETED
	REPLACE MAINTENANCE VAN	1475		\$15000.00	\$15411.00	\$15411.00	\$15411.00	COMPLETED
	SUBTOTAL			\$123,335.29	\$142,044.98	\$142,044.98	\$142,044.98	
OR003000001 ROSEBURG	INSTALL DEADBOLTS	1460	60	\$6,400.00	\$6,400.00	\$6,400.00	\$6400.00	COMPLETED.
	REPAIR FRENCH DRAIN AT MC	1450	60	\$25,000.00	\$16,917.50	\$16,917.50	\$16,917.50	REMAINING \$ MOVED TO OPERATIONS
	SUBTOTAL			\$31,400.00	\$23,317.50	\$23,317.50	\$23,317.50	
OR003000004 OAKLAND	INSTALL THERMOSTAT	1460	8	\$700.00	\$260.94	\$260.94	\$260.94	REMAINING \$ MOVED TO OPERATIONS
	INSTALL DEADBOLTS	1460	8	\$1,600.00	\$1289.87	\$1289.87	\$1289.87	REMAINING \$ MOVED TO OPERATIONS
	REPLACED PL EQUIPMENT	1450	8	\$1,200.00	\$1347.50	\$1347.50	\$1347.50	COMPLETED
	SUBTOTAL			\$3,500.00	\$2898.31	\$2898.31	\$2898.31	

OR003000005 RIDDLE	INSTALL DEADBOLTS	1460	8	\$1,600.00	\$1289.87	\$1289.87	\$1289.87	REMAINING \$ MOVED TO OPERATIONS
	REPLACE THERMOSTATS	1460	8	\$320.00	\$370.00	\$370.00	\$370.00	COMPLETED
	SUBTOTAL			\$1920.00	\$1659.87	\$1659.87	\$1659.87	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part II: Supporting Pages								
PHA Name: The Housing Authority of Douglas County, Oregon			Grant Type and Number Capital Fund Program Grant No: OR16P003501-07 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2007		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
OR003000006 WINSTON								
	REPLACE COUNTER TOP	1460	16	\$10,619.76	\$10,619.76	\$10,619.76	\$10,619.76	COMPLETED
								COMPLETED
	INSTALL DEADBOLTS	1460	16	\$2,100.00	\$1809.86	\$1809.86	\$1809.86	REMAINING \$ MOVED TO OPERATIONS
	REPLACE GUTTERS	1460	16	\$6197.95	\$6197.95	\$6,197.95	\$6,197.95	COMPLETED
	R/R SUPPORT BEAMS	1460	16	\$5675.00	\$5675.00	\$5675.00	\$5675.00	COMPLETED
	SUBTOTAL			\$22,582.71	\$24392.57	\$24392.57	\$24392.57	
OR003002007 REEDSPORT	REPLACE OLD LIGHTING	1460	14	\$6,000.00	\$5500.00	\$5500.00	\$5500.00	COMPLETED
	INSTALL DEADBOLTS	1460	48	\$6,200.00	\$5232.93	\$5232.93	\$5232.93	REMAINING \$ MOVED TO

	R/R SIDEWALKS/DRIVEWAYS	1450	34	\$16,000.00	\$11322.53	11,322.53	\$11322.53	OPERATIONS. REMAINING \$ MOVED TO OPERATIONS
	SUBTOTAL			\$28,200.00	\$22055.46	\$22055.46	\$22055.46	
OR003000008 YONCALLA	REPAIR SPRINKLER SYSTEM	1450		\$15,000.00	\$14141.73	\$14141.73	\$14141.73	REMAINING \$ MOVED TO OPERATIONS ²
	INSTALL DEADBOLTS	1460	15	\$1,500.00	\$1544.64	\$1544.64	\$1544.64	COMPLETED
	INSTALL W/D HOOK UPS	1460	9	\$15,000.00	\$13,237.94	\$13,237.94	\$13,237.94	REMAINING \$ MOVED TO OPERATIONS
	REPAIR GABLE VENTS	1460	9	\$7,000.00	\$3,997.50	\$3,997.50	\$3,997.50	REMAINING \$ MOVED TO OPERATIONS
	REPLACE PG EQUIPMENT	1450		\$4,500.00	\$4647.50	\$4647.50	\$4647.50	COMPLETED
	SUBTOTAL			\$43,000.00	\$37569.31	\$37569.31	\$37569.31	
	TOTAL			\$253,938.00	\$253,938.00	\$253,938.00	\$253,938.00	

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² To be completed for the Performance and Evaluation Report.

Annual Statement/Performance and Evaluation Report
Capital Fund Program, Capital Fund Program Replacement Housing Factor and
Capital Fund Financing Program

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 4/30/2011

Part III: Implementation Schedule for Capital Fund Financing Program					
PHA Name:					Federal FFY of Grant:
Development Number Name/PHA-Wide Activities	All Fund Obligated (Quarter Ending Date)		All Funds Expended (Quarter Ending Date)		Reasons for Revised Target Dates ¹
	Original Obligation End Date	Actual Obligation End Date	Original Expenditure End Date	Actual Expenditure End Date	

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Part I: Summary		FFY of Grant: 2008 FFY of Grant Approval: 2008
PHA Name: The Housing Authority of Douglas County, Oregon	Grant Type and Number Capital Fund Program Grant No: OR16P003501-08 Replacement Housing Factor Grant No: Date of CFFP:	

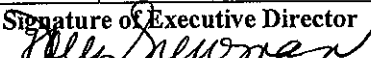
Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:2)
 Performance and Evaluation Report for Period Ending: 09-30-2009 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$64,108.00	\$64,108.00	\$64,108.00	\$64,108.00
3	1408 Management Improvements	\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00
4	1410 Administration (may not exceed 10% of line 21)	\$25,000.00	\$25,000.00	\$25,000.00	\$14,784.90
5	1411 Audit	\$800.00	0	0	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs	0	\$11255.00	\$8534.00	\$8534.00
8	1440 Site Acquisition				
9	1450 Site Improvement	\$152,000.00	\$143,045.00	\$133,466.00	\$118,253.96
10	1460 Dwelling Structures	\$19,000.00	\$24500.00	\$22,000.00	\$22,000.00
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	0	0	0	0
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs				
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.
² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.
⁴ RHF funds shall be included here.

Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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Part I: Summary				FFY of Grant:2008 FFY of Grant Approval: 2008	
PHA Name: The Housing Authority of Douglas County, Oregon		Grant Type and Number Capital Fund Program Grant No: OR16P003501-08 Replacement Housing Factor Grant No: Date of CFFP:			
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09-30-2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA		<input type="checkbox"/> FORMTEXT		
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	\$7,000.00	\$0	0	0
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$275,908.00	\$275908.00	\$261,108.00	\$235680.86
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	\$			
Signature of Executive Director 		Date 3/25/10		Signature of Public Housing Director 	
				Date 	

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Part II: Supporting Pages								
PHA Name: The Housing Authority of Douglas County, Oregon			Grant Type and Number Capital Fund Program Grant No: OR16P003501-08 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2008		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA WIDE	OPERATIONS	1406		\$64,108.00	\$64108.00	\$64108.00	\$64108.00	
	TRAINING	1408		\$8,000.00	\$8,000.00	\$8,000.00	\$8,000.00	
	ADMINISTRATION	1410		\$25,000.00	\$25,000.00	\$25000.00	\$14,784.90	
	AUDIT	1411		\$800.00	\$0	\$0	\$0	
	CONTINGENCY	1502		\$7,000.00	\$0	\$	\$	
	FEES AND COSTS	1430		\$0	\$11255.00	\$8534.00	\$8534.00	
	SUBTOTAL			\$104,908.00	\$108363.00	\$105642.00	\$95426.90	
OR003000001 ROSEBURG	REPLACE WATERLINES	1450	60	\$142,000.00	\$134019.71	\$133466.00	\$118253.96	87%COMPLETE
	REPLACE ROOFS	1460	60	0	0	0	0	
	SUBTOTAL			\$142,000.00	\$134019.71	\$133,466.00	\$118253.96	
OR003000001 YONCALLA	REPLACE COUNTERTOPS	1460	8	\$4,000.00	\$0			Moved to 2009
	REPLACE/REPAIR SIDEWALKS	1450	420 lf	\$10,000.00	\$9025.29	0	0	RFP Pending
	SUBTOTAL			\$14,000.00	\$9025.29	0	0	
OR003002007 REEDSPORT	R/R STORAGE SHED SIDING	1460	14	\$15,000.00	\$24500.00	\$22,000.00	\$22,000.00	Completed
	SUBTOTAL			\$15,000.00	\$24500.00	\$22000.00	\$22000.00	
	TOTAL			\$275908.00	\$275908.00	\$261,108.00	\$235680.86	

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
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Part I: Summary						
PHA Name: The Housing Authority of Douglas County, Oregon		Grant Type and Number Capital Fund Program Grant No: OR16P003501-09 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09-30-2009 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³	\$103,372.00	\$147,216.35	0	0	
3	1408 Management Improvements	\$0.00	0			
4	1410 Administration (may not exceed 10% of line 21)	\$15,000.00	\$2,597.01	0	0	
5	1411 Audit	\$800.00	\$0.00	0	0	
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement	\$94,928.00	\$64,258.43	0	0	
10	1460 Dwelling Structures	\$0.00	\$5,028.21			
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment	\$0.00	0			
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs					
17	1499 Development Activities ⁴					

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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Part I: Summary						
PHA Name: The Housing Authority of Douglas County, Oregon		Grant Type and Number Capital Fund Program Grant No: OR16P003501-00 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2009 FFY of Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no: 2) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09-30-2009 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)	\$5,000.00	\$0.00			
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$219,100.00	\$219,100.00	0	0	
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures	\$94928.00	\$64,258.43			
Signature of Executive Director <i>Billy Newman</i>		Date <i>3/25/2010</i>		Signature of Public Housing Director Date		

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² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.
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Part II: Supporting Pages								
PHA Name: The Housing Authority of Douglas County, Oregon			Grant Type and Number Capital Fund Program Grant No: OR16P003501-09 CFPP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA WIDE	OPERATIONS	1406		\$103,372.00	\$147,216.35	0	0	
	TRAINING	1408		\$0	0			
	AUDIT	1411		\$800.00	\$0.00	0	0	
	CONTINGENCY	1502		\$5,000.00	\$0.00	0	0	
	ADMINISTRATION	1410		\$15,000.00	\$2,597.01	0	0	
	SUBTOTAL			\$124,172.00	\$149,813.36	\$0	\$0	
OR003000001 ROSEBURG	WATER METER/LINE REPLACE	1450	60	\$94,928.00	\$64,258.43	0	0	75% Completed
	SUBTOTAL			\$94928.00	\$64,258.43			
PR003000008	<input type="checkbox"/> FORMTEXT Replace Countertops	1460.00	15	0	\$5,028.21	0	0	Moved from 2008 grant
	SUBTOTAL			\$0	\$5,028.21	0	0	
	TOTAL			\$219,100.00	\$219,100.00			

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U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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Part I: Summary					
PHA Name: The Housing Authority of Douglas County, Oregon		Grant Type and Number Capital Fund Program Grant No: OR16S00350109 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2009 FFY of Grant Approval: 2009 ARRA
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no:1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09-30-2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	\$34,924.00	\$34,607.13	\$34,924.00	\$520.50
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	\$10,000.00	\$17,814.11	\$3,500.00	\$3,500.00
10	1460 Dwelling Structures	\$288,321.00	\$295,400.40	\$268,725.00	\$34,979.20
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	0	\$1423.36	0	0
17	1499 Development Activities ⁴				

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Annual Statement/Performance and Evaluation Report
 Capital Fund Program, Capital Fund Program Replacement Housing Factor and
 Capital Fund Financing Program

U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
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 Expires 4/30/2011

Part I: Summary					
PHA Name: The Housing Authority of Douglas County, Oregon		Grant Type and Number Capital Fund Program Grant No: OR16S00350109 Replacement Housing Factor Grant No: Date of CFFP:		FFY of Grant:2009 FFY of Grant Approval: 2009	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input checked="" type="checkbox"/> Revised Annual Statement (revision no: 1) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09-30-2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	\$16,000.00	0	0	0
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$349,245.00	\$349,245.00	\$307149.00	\$38,999.70
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director 		Date 3/25/2010		Signature of Public Housing Director Date	

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Part II: Supporting Pages								
PHA Name: The Housing Authority of Douglas County, Oregon			Grant Type and Number Capital Fund Program Grant No: ORI6S00350109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA WIDE	ADMINISTRATION	1410		\$34924.00	\$34,607.13	\$34924.00	\$520.50	
	CONTINGENCY	1502		\$16,000.00	0	0	0	
	FEES AND COSTS	1430		\$0.00		0	0	
	RELOCATION	1495.1		0	\$1423.36	0	0	
	SUBTOTAL			\$50924.00	\$36,030.49	\$34607.13	520.50	
OR003000006 WINSTON	PAINT EXTERIOR	1460	16	\$8,000.00	\$15250.00	\$15,250.00	0	85% completed
	SUBTOTAL			\$8,000.00	\$15250.00	\$15250.00	\$0	
OR003000005 RIDDLE	GRAVEL PARKING AREA	1450	8	\$10,000.00	\$3500.00	\$3500.00	\$3500.00	Completed
	INSTALL ATTIC ACCESS	1460	8	\$1,500.00	\$1500.00	\$0	\$0	Preparing RFB
	SUBTOTAL			\$11,500.00	\$5000.00	\$3500.00	\$3500.00	
OR003000004 OAKLAND	R/R SIDING	1460	8	\$40,000.00	\$43697.20	\$39938.00	\$0	99% Complete
	SUBTOTAL			\$40,000.00	\$43697.20	\$39938.00	\$0	
OR003000008 YONCALLA	LIGHTING UPGRADE	1460	15	\$8,000.00	\$4071.00	\$4071.00	\$4071.00	Completed
	FLOORING	1460	3	\$10,000.00	\$7370.00	\$7370.00	\$7370.00	Completed
	SUBTOTAL			\$18,000.00	\$11,441.00	\$11441.00	\$11441.00	
OR003002007 REEDSPORT	R/R FLOORING	1460	14	\$21,000.00	\$31629.20	\$31,241.00	\$388.20	10% Complete
	R/R BASEBOARD HEATERS	1460	34	\$24,000.00	\$23150.00	\$23150.00	\$23150.00	
	CEILING LIGHT ADDITION	1460	34	\$00.00	\$5958.00	0	0	Moved from Year 3 2011

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: The Housing Authority of Douglas County, Oregon			Grant Type and Number Capital Fund Program Grant No: OR16S00350109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	REPLACE COUNTERTOPS	1460	10	\$0	\$16,470.00	0	0	Moved from deleted 2009 CFP Annual Statement
	Subtotal			\$42,000.00	\$77,207.20	\$54391.00	\$23538.20	
OR003000001 ROSEBURG	R/R ROOFS	1460	46	\$175821.00	\$146305.00	\$147705.00	0	50% Complete
	Repair Myers Center Sprinkler SYstem	1450	1	\$0	\$14314.11	\$0	\$0	Moved from deleted 2009 CFP Annual Statement
	Subtotal			\$175821.00	\$160619.11	\$147705.0	\$0	
	TOTAL			\$349,245.00	\$349,245.00	\$307,149.00	\$38,999.70	

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Part I: Summary					
PHA Name: The Housing Authority of Douglas County, Oregon		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval: 2010
Type of Grant <input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 09-30-2009 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$72,600.00	0	0	0
3	1408 Management Improvements	\$8,000.00	0	0	0
4	1410 Administration (may not exceed 10% of line 21)	\$25,000.00	0	0	0
5	1411 Audit	\$1,500.00	0	0	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$5,000.00	0	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	\$22,600.00	0	0	0
10	1460 Dwelling Structures	\$125,000.00	0	0	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	\$5,000.00	0	0	0
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	\$1,600.00			
17	1499 Development Activities ⁴				

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U.S. Department of Housing and Urban Development
 Office of Public and Indian Housing
 OMB No. 2577-0226
 Expires 4/30/2011

Part I: Summary					
PHA Name: The Housing Authority of Douglas County, Oregon	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2010 FFY of Grant Approval: 2010			
Type of Grant					
<input checked="" type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: 09-30-2009		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	\$10,000.00	0	0	0
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$276,300.00	0	0	0
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	0	0	0	0
Signature of Executive Director <i>Dorely Newman</i>		Date <i>3/25/10</i>		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

² To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

³ PHAs with under 250 units in management may use 100% of CFP Grants for operations.

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: The Housing Authority of Douglas County, Oregon			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA WIDE	OPERATIONS	1406		\$72,600.00	0	0	0	0
	TRAINING	1408		\$8,000.00	0	0	0	0
	FEES AND COSTS	1430		\$5,000.00				
	ADMINISTRATION	1410		\$25,000.00	0	0	0	0
	AUDIT	1411		\$1,500.00	0	0	0	0
	CONTINGENCY	1502		\$10,000.00	0	0	0	0
	REPLACE UTILITY TRAILOR	1475	1	\$5,000.00				
	RELOCATION COSTS	1495.1		\$1,600.00				
	SUBTOTAL			\$128700.00	0	0	0	
OR003000001 ROSEBURG	UPGRADE ELECTRICAL BOXES	1460	4	\$10,000.00	0	0	0	0
	REPLACE FLOORING	1460	4	\$12,000.00	0	0	0	0
	ADD SECURITY LIGHTING	1450	6	\$9,600.00	0	0	0	
	REPLACE SIDING	1460	4	\$20,000.00	0	0	0	0
	SUBTOTAL			\$51,600.00	0	0	0	0
OR003000001 OAKLAND	ADD SECURITY LIGHTINGS	1450	8	\$8,000.00	0	0	0	0
	REPLACE STAIR HANDRAILS ON 3BD UNITS	1460	4	\$12,000.00	0	0	0	
	SUBTOTAL		8	\$20,000.00	0	0	0	0
OR003000001 RIDDLE	UPDATE CLOSET DOORS TO STANDARD SIZE	1460	8	\$6,000.00	0	0	0	0
	SUBTOTAL	0	0	\$6,000.00	0	0	0	

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.











² To be completed for the Performance and Evaluation Report.

Part II: Supporting Pages								
PHA Name: The Housing Authority of Douglas County, Oregon			Grant Type and Number Capital Fund Program Grant No: OR16P003501-07 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
OR003000001 WINSTON	REPLACE FLOORING	1460	4	\$16,000.00				
	INSTALL SECURITY FENCE	1450	1	\$5,000.00	0	0	0	0
	SUBTOTAL			\$21,000.00				
OR003000001 YONCALLA	REPLACE FLOORING	1460	6	\$9,000.00				
	EXTERIOR PAINT	1460	15	\$10,000.00	0	0	0	0
	SUBTOTAL			\$19,000.00	0	0	0	0
OR003002007 REEDSPORT	REPLACE FLOORING	1460	4	\$18,000.00				
	REPLACE COUNTERTOPS	1460	14	\$12,000.00	0	0	0	0
	SUBTOTAL	0	0	\$30,000.00	0	0	0	0
	TOTAL			\$276,300.00				

¹ To be completed for the Performance and Evaluation Report or a Revised Annual Statement.

Capital Fund Program—Five-Year Action Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Part I: Summary		Locality (City/County & State)		<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:		
PHA Name/Number OR003 The Housing Authority of Douglas County, Oregon		Roseburg, Oregon Douglas County				
A.	Development Number and Name	Work Statement for Year 1 FFY 2010	Work Statement for Year 2 FFY 2011	Work Statement for Year 3 FFY 2012	Work Statement for Year 4 FFY 2013	Work Statement for Year 5 FFY 2014
	OR003000001 Roseburg		\$72,000.00	\$72,000.00	\$77,000.00	\$68,500.00
	OR003000004 Oakland		\$10,500.00	\$7,500.00	\$5,000.00	\$0.00
	OR003000005 Riddle		\$15,550.00	\$19,500.00	\$45,000.00	\$0
	OR003000006 Winston		\$15,680.00	\$28,180.00	\$16,000.00	\$59,250.00
	OR003000008 Yoncalla		\$0.00	\$9,000.00	\$0.00	\$30,000.00
	OR003002007 Reedsport		\$21,500.00	\$21,000.00	\$1,800.00	\$6,608.00
B.	Physical Improvements Subtotal		\$135,230.00	\$157,180.00	\$144,800.00	\$164,358.00
C.	Management Improvements		\$8,000.00	\$5,000.00	\$5,000.00	\$5,000.00
D.	PHA-Wide Non-dwelling Structures and Equipment		\$18,000.00			
E.	Administration		\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
F.	Other		\$16,500.00	\$16,500.00	\$16,500.00	\$16,500.00
G.	Operations		\$74,100.00	\$76,135.00	\$82,700.00	\$69,450.00
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		\$276,830.00	\$279,815.00	\$274,000.00	\$280,308.00
L.	Total Non-CFP Funds		\$0	\$0.00	\$0	\$0
M.	Grand Total		\$276,830.00	\$279,815.00	\$274,000.00	\$280,308.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY <u>2009</u>	Work Statement for Year <u>2</u> FFY <u>2011</u>			Work Statement for Year: <u>3</u> FFY <u>2012</u>		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	OR003000001 Replace flooring	4	\$12,000.00	OR003000001 Replace flooring	4 units	\$12,000.00
Annual	OR003000001 Roseburg Replace sewer lines/supply lines	12	\$30,000.00	OR003000001 Roseburg Replace sewer lines/supply lines	12 units (6 buildings)	\$30,000.00
Statement	OR003000001 Roseburg Replace Siding	2	\$20,000.00	OR003000001 Roseburg Replace Siding	2	\$20,000.00
	OR003000001 Roseburg Upgrade electrical meter boxes	2	\$10,000.00	OR003000001 Roseburg Upgrade electrical meter boxes	2	\$10,000.00
	OR003000001 Riddle Bathroom vanity addition	8	\$1550.00	OR003000001 Oakland Upgrade closet doors to standard size	8	\$6,000.00
	OR003000001 Oakland Replace vinyl flooring in 3 bd units	2	\$10,500.00	OR003000001 Oakland Replace porch lights	8	\$1500.00
	OR003000001 Riddle Replace flooring	4	\$14,000.00	OR003000001 Riddle Replace flooring	4	\$14,000.00
	OR003000001 Winston Upgrade closet doors to standard size	8	\$12,180.00	OR003000001 Riddle Security Light addition	8	\$4,000.00
	OR003000001 Winston Replace bathroom sinks, faucet, vanities	15	\$3,500.00	OR003000001 Riddle Replace porch lighting	8	\$1500.00
	OR003002007 Reedsport Replace flooring	4	\$18,000.00	OR003000001 Winston Upgrade closet doors to standard size	7	\$12,180.00
	OR003002007 Reedsport Ceiling Light addition	20	\$3,500.00	OR003000001 Yoncalla Replace flooring	6	\$9,000.00

Capital Fund Program—Five-Year Action Plan

**U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011**

				OR003000001 Winston Replace flooring	4	\$16,000.00
				OR003002007 Reedsport Replace flooring	4	\$18,000.00
				OR003002007 Reedsport Replace counter tops	6	\$3,000.00
	Subtotal of Estimated Cost		\$135,230.00	Subtotal of Estimated Cost		\$157,180.00

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2009	Work Statement for Year 4 FFY 2013			Work Statement for Year: 5 FFY 2014		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	OR003000001 Roseburg Replace flooring	4	\$12,000.00	OR003000001 Roseburg Replace flooring	4	\$12,000.00
Annual	OR003000001 Roseburg Replace sewer lines/supply lines	12	\$30,000.00	OR003000001 Roseburg Replace sewer lines/supply lines	12	\$20,000.00
Statement	OR003000001 Roseburg Replace Siding	2	\$20,000.00	OR003000001 Roseburg Replace Siding	2	\$20,000.00
	OR003000001 Roseburg Upgrade electrical meter boxes	2	\$10,000.00	OR003000001 Roseburg Upgrade electrical meter boxes	2	\$10,000.00
	OR003000001 Roseburg Replace bathroom sink and faucet	25	\$5,000.00	OR003000006 Winston Replace Heaters	15	\$59250.00
	OR003000001 Oakland Replace heaters	8	\$5,000.00	OR003000001 Yoncalla Replace roofing	7	\$30,000.00
	OR003000001 Riddle Replace siding	8	\$45,000.00	OR003002007 Reedsport Replace post lamp lights and porch lights	20	\$6608.00
	OR003002007 Reedsport Install double sink in kitchen	2	\$800.00	OR003000001 Roseburg Replace bathroom sink and faucet	25	\$5,000.00
	OR003002007 Reedsport Sprinkler system addition	1	\$1,000.00	OR003000001 Roseburg Replace fence between school and property	1	\$1500.00
	OR003000001 Winston Replace flooring	4	\$16,000.00			
	Subtotal of Estimated Cost		\$144,800.00	Subtotal of Estimated Cost		\$164,358.00

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY	Work Statement for Year <u>2</u> FFY <u>2011</u>		Work Statement for Year: <u>3</u> FFY <u>2012</u>	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement	TRAINING	\$8,000.00	TRAINING	\$5,000.00
	Replace Maintenance Van	\$18,000.00		
		Subtotal of Estimated Cost	\$26,000.00	Subtotal of Estimated Cost

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2009	Work Statement for Year <u>4</u> FFY <u>2013</u>		Work Statement for Year: <u>5</u> FFY <u>2014</u>	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement	TRAINING	\$5,000.00	TRAINING	\$5,000.0
		Subtotal of Estimated Cost	\$5,000.00	Subtotal of Estimated Cost



Housing Authority of
Douglas County
Affordable Housing
Since 1944

Housing Authority of Douglas County

902 W Stanton Street, Roseburg, OR 97470 541-673-6548

July 21, 2009

The Housing Authority of Douglas County, Oregon (HADCO) is required to submit an Annual Plan to Housing and Urban Development (HUD) per the Code of Federal Regulations Part 903. The Annual Plan consists of HADCO's goals, needs assessment, capital improvements, etc.

HADCO forms voluntary Resident Advisory Board(s) to assist and make recommendations regarding the Annual Plan. The Resident Advisory Board is comprised of participants who adequately reflect and represent the residents assisted by HADCO. It is not a requirement that you participate.

HADCO would like to invite all participants on the Section 8 Voucher Program and the Low Rent Public Housing Program to participate in the Resident Advisory Board(s). Participation on the Resident Advisory Board is voluntary. If you would like to become a member on a Resident Advisory Board, please review the following steps;

1. All interested individuals must attend a meeting scheduled for August 3, 2009 at either 1:00pm **OR** 7:00pm. The meeting will be held at the James Myers Activity Center located at 990 West Stanton Street, Roseburg, OR 97470. At the meeting the Resident Advisory Board will be established and the process will be explained. It is only necessary to attend one meeting.
2. The Resident Advisory Board will submit all comments on or before end of business day to HADCO on Friday, September 18, 2009.
3. HADCO will place the proposed Annual Plan and the Resident Advisory Board comments out for a 45 day Public Comment Period on September 25, 2009.
4. After the Public Comment Period the HADCO Board of Commissioners will conduct a Public Hearing on the Annual Plan.

If you are a person with a disability and need a reasonable accommodation, please contact Jamie at 1-541-673-6548 ext 13.

HADCO promotes resident communication to continually improve the availability of affordable housing to the community.

Sincerely,

Jamie Ambrosini
Section 8 Director