

*Approval of FY 2025 Annual PHA Plan
Resolution No. 2024-03*

WHEREAS, pursuant to 24 CFR Part 903, the Northwest Oregon Housing Authority (NOHA) is required to adopt an annual plan for its administration of the Housing Choice Voucher Program; and

WHEREAS, NOHA's Board of Commissioners approved the Annual Plan for public dissemination at its February 1, 2024 meeting;

WHEREAS, the Annual Plan was advertised, published and disseminated for public comments for more than 45 days; and

WHEREAS, NOHA conducted a public meeting on March 28, 2024; and

WHEREAS the PHA plan is consistent with intent of the Board of Commissioners and appropriately reflects the comments and input from the public; and

WHEREAS, the NOHA Board of Commissioners now desires to adopt the PHA Plan in the form attached hereto as Exhibit A.

IT IS THEREFORE RESOLVED by the NOHA Board of Commissioners that the Annual PHA Plan is hereby approved in the form attached hereto; and

IT IS THEREFORE FURTHER RESOLVED that the NOHA Board Chair is authorized to execute the PHA Certifications of Compliance with the PHA Plans and Related Regulations substantially in the form attached hereto; and

IT IS THEREFORE FURTHER RESOLVED that the Board Chair and Executive Director are each authorized to take any and all action which may be deemed necessary or appropriate to implement the PHA Plan and to carry out the intent of this Resolution.

Certification of Passage

The undersigned certifies that he/she is the properly elected and qualified Chairperson of the Northwest Oregon Housing Authority Board of Commissioners and that a meeting was held on April 4th, 2024, in accordance with the law of the State of Oregon and with the Bylaws of the above-named Board, and that this Resolution has been approved by the Northwest Oregon Housing Authority Board of Commissioners on April 4th, 2024.



David Oser - Chairperson
Northwest Oregon Housing Authority
Board of Commissioners

EXHIBIT A

<p>Streamlined Annual PHA Plan <i>(HCV Only PHAs)</i></p>	<p>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</p>	<p>OMB No. 2577-0226 Expires 03/31/2024</p>
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

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

A. PHA Information.																																							
A.1	<p>PHA Name: <u>Northwest Oregon Housing Authority</u> PHA Code: <u>OR028</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2024</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) <u>1,224</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.</p> <p>The Northwest Oregon Housing Authority (NOHA) will post this PHA Plan at our main office at 147 S. Main Ave, Warrenton, OR 97146 and on the official website at www.nwoha.org.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Participating PHAs</th> <th style="width: 10%;">PHA Code</th> <th style="width: 25%;">Program(s) in the Consortia</th> <th style="width: 20%;">Program(s) not in the Consortia</th> <th style="width: 20%;">No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>				Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	Lead HA:																													
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EXHIBIT A

B.	Plan Elements.
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N</p> <ul style="list-style-type: none"> <input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs. <input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources. <input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination. <input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management. <input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures. <input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs. <input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. <input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation. <input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification. <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p> <ul style="list-style-type: none"> • The primary elements of the NOHA PHA Plan remain unchanged. The statement of Housing Needs and Strategy for Addressing Housing Needs are included in Attachment A
B.2	New Activities. – Not Applicable
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in its 5-Year PHA Plan.</p> <ol style="list-style-type: none"> 1. Improve the Quality of Assisted Housing <ul style="list-style-type: none"> • NOHA continues to utilize the services of a third-party management firm to handle the day-to-day management of its HCV program. • For the second consecutive year, NOHA has been rated as a SEMAP Standard performer. • Despite challenges posed by the COVID-19 pandemic and concerns that continue to be raised by HCV program participants, NOHA has conducted in-person inspections and confirmed that assisted units comply with Housing Quality Standards. 2. Increase Assisted Housing Choice <ul style="list-style-type: none"> • During mandatory voucher issuance briefings, NOHA emphasizes the importance of conducting housing searches in areas with low crime, good schools, access to healthcare and other quality-of-life amenities, and recreational activities. • Due to a lack of available and affordable housing in NOHA’s service areas, families are informed about portability options under the HCV program. • Since the start of the 5-Year Plan, NOHA has committed 158 of 346 (45.7%) units of Project-Based Voucher assistance, placing 46 units under contract in Existing Housing, and successfully leased 83 units at two (2) New Construction sites. Four (4) additional PBV units are currently under construction and NOHA has pledged 25 PBVs to another new construction project that is still in the pre-development/permit approval process. 3. Improve Community Quality of Life and Economic Vitality <ul style="list-style-type: none"> • NOHA strengthened its partnerships with local nonprofit and community-based organizations within the service area. • Partnerships with organizations like Clatsop Community Action (CCA), Community Action Resource Enterprise (CARE), and Community Action Team (CAT). These organizations are partners in the Emergency Housing Voucher Program, and provide vital services to voucher holders in the communities that NOHA serves. • Relationships with Clatsop Behavioral Health (CBH) were maintained, providing services such as healthcare, emergency assistance, job readiness training, and other social services to voucher holders and applicants. 4. Promote Self-Sufficiency and Asset Development <ul style="list-style-type: none"> • NOHA continued to support families enrolled in the Family Self-Sufficiency (FSS) and HCV homeownership programs. • While NOHA did not qualify for additional FSS Coordinator funds, existing programs were maintained without new family enrollments. <p>Overall, NOHA made substantial progress in various aspects of its 5-Year Plan, contributing to the achievement of its primary goal of increasing the supply of affordable housing and improving the quality of life for residents in its service areas.</p>
B.4	Capital Improvements. – Not Applicable

EXHIBIT A

<p>B.5</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p>NOHA's audit report included the following 3 findings:</p> <ol style="list-style-type: none"> 1. Eligibility – During testing 5 of the 60 tested files had eligibility deficiencies, which included one without proper income support, four without proper support for assets, and one that did not properly calculate HAP due to incorrect income and assets support. 2. Waitlist – During testing 2 of the 60 tested files were missing the original application from the files. 3. Annual HQS Inspections – During testing of 60 files, 10 files had an inspection not performed within the bi-annual period and 3 files utilized self-certification forms pas the allowable time frame.
<p>C. Other Document and/or Certification Requirements.</p>	
<p>C.1</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<p>C.2</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.3</p>	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.4</p>	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
<p>D. Affirmatively Furthering Fair Housing (AFFH).</p>	
<p>D.1</p>	<p>Affirmatively Furthering Fair Housing (AFFH).</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Fair Housing Goal: Take proactive steps to foster more inclusive communities and support and promote integrated communities.</p> </div>

Describe fair housing strategies and actions to achieve the goal

1. Partnering for New Affordable Housing:
 - NOHA is taking proactive steps to foster inclusivity by partnering with stakeholders and assisting in any way possible to facilitate the development of new affordable housing in the counties of Clatsop, Columbia, and Tillamook.
 - Collaborative efforts with developers and other entities involved in affordable housing initiatives contribute to the expansion of housing options and promote diversity within communities.
2. Letters of Support for Affordable Housing Developers:
 - NOHA recognizes the importance of supporting developers who are actively contributing to the creation of affordable housing that aligns with the goal of fostering inclusive and integrated communities.
 - The PHA provides letters of support to developers undertaking projects in the three county service areas. These letters serve as endorsements, acknowledging the significance of the developments in promoting diversity and inclusivity.
3. Marketing Affordable Housing to HCV Program Participants:
 - NOHA actively markets new affordable housing communities to participants in its tenant-based Housing Choice Voucher (HCV) program.
 - By promoting awareness of and access to affordable housing opportunities among voucher holders, NOHA contributes to the goal of creating more inclusive communities.
 - This strategy ensures that individuals benefiting from the HCV program are informed about available affordable housing options, fostering a diverse and integrated residential landscape.

These fair housing strategies and actions demonstrate NOHA's commitment to proactively addressing housing inclusivity and integration. By engaging in partnerships, providing support to developers, and actively marketing affordable housing options, NOHA aims to contribute to the creation of communities that are diverse, inclusive, and supportive of integrated living.

Fair Housing Goal: Promote and provide housing that is structurally accessible to, and usable by, all persons, and provide opportunities for inclusive patterns of housing occupancy to protected classes.

Describe fair housing strategies and actions to achieve the goal

1. Review and Elimination of Barriers:
 - NOHA is committed to ensuring that its application and eligibility processes, as well as appeals processes and available resources, are reviewed comprehensively.
 - The objective is to identify and eliminate any barriers that may impede specific populations from accessing information or participating in housing programs.
 - By continually assessing and refining these processes, NOHA aims to create avenues that are open and accessible to all individuals, regardless of their background or characteristics.
2. Fostering Involvement of Underrepresented Populations:
 - NOHA recognizes the importance of fostering the involvement of underrepresented populations in its housing programs.
 - The PHA is actively undertaking actions and activities to encourage the participation of individuals from protected classes in its various programs.
 - This approach promotes inclusivity and ensures that housing opportunities are accessible to a diverse range of individuals, creating a more equitable housing landscape.
3. Website Language Accessibility Updates:
 - In FY 2024, NOHA took tangible steps towards promoting accessibility by making updates to its website.

- One notable improvement is the implementation of language preference options on the website, allowing visitors to select their preferred language.
- This update enhances the accessibility of information for individuals who may have language-related barriers, contributing to a more inclusive communication environment.

These fair housing strategies and actions demonstrate NOHA's commitment to providing housing that is structurally accessible and usable by all individuals while actively promoting opportunities for inclusive patterns of housing occupancy. By reviewing processes, fostering involvement, and addressing language accessibility, NOHA strives to create an inclusive and welcoming housing environment for individuals from protected classes.

Fair Housing Goal: Strategic use of Project Based Vouchers to expand the access and availability of affordable housing.

Describe fair housing strategies and actions to achieve the goal

1. Exploring Ownership of New Communities and Partnerships:
 - NOHA expresses a continued interest in potential ownership of new communities and establishing ownership partnerships with other stakeholders, similar to past endeavors.
 - This strategy involves actively participating in the development and ownership of affordable housing communities, leveraging Project-Based Vouchers to create sustainable and inclusive housing options.
 - By engaging in ownership and partnership initiatives, NOHA contributes to the expansion of affordable housing availability and ensures that housing opportunities are strategically aligned with fair housing principles.
2. Site-Based Waiting Lists for Community Preference:
 - NOHA uses site-based waiting lists for its project-based voucher program to allow applicants to apply to live in the communities of their choice.
 - This fair housing strategy promotes choice and autonomy for applicants by enabling them to express preferences for specific communities.
 - Through this approach, NOHA ensures that individuals can access affordable housing in locations that align with their preferences, contributing to fair and inclusive housing.

These fair housing strategies and actions highlight NOHA's commitment to using Project-Based Vouchers strategically to expand access to affordable housing. By exploring ownership opportunities, forming partnerships, and implementing site-based waiting lists, NOHA aims to create a more inclusive and choice-driven housing environment for individuals seeking affordable housing through its programs.

Instructions for Preparation of Form HUD-50075-HCV Annual PHA Plan for HCV-Only PHAs

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

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

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

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

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

EXHIBIT A

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

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA's strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR 5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR § 903.7(a)).

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

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. (24 CFR §903.7(b))

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

Rent Determination. A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies. (24 CFR §903.7(d))

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

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

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

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

Substantial Deviation. PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

Significant Amendment/Modification. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan.

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

B.2 New Activities. This section refers to new capital activities which is not applicable for HCV-Only PHAs.

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.11(c)(3), 24 CFR §903.7(r)(1))

B.4 Capital Improvements. This section refers to PHAs that receive funding from the Capital Fund Program (CFP) which is not applicable for HCV-Only PHAs

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

C. Other Document and/or Certification Requirements.

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

EXHIBIT A

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

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations, impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o)).

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) ... Strategies and actions must affirmatively further fair housing ...". Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

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

Public reporting burden for this information collection is estimated to average 6.02 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

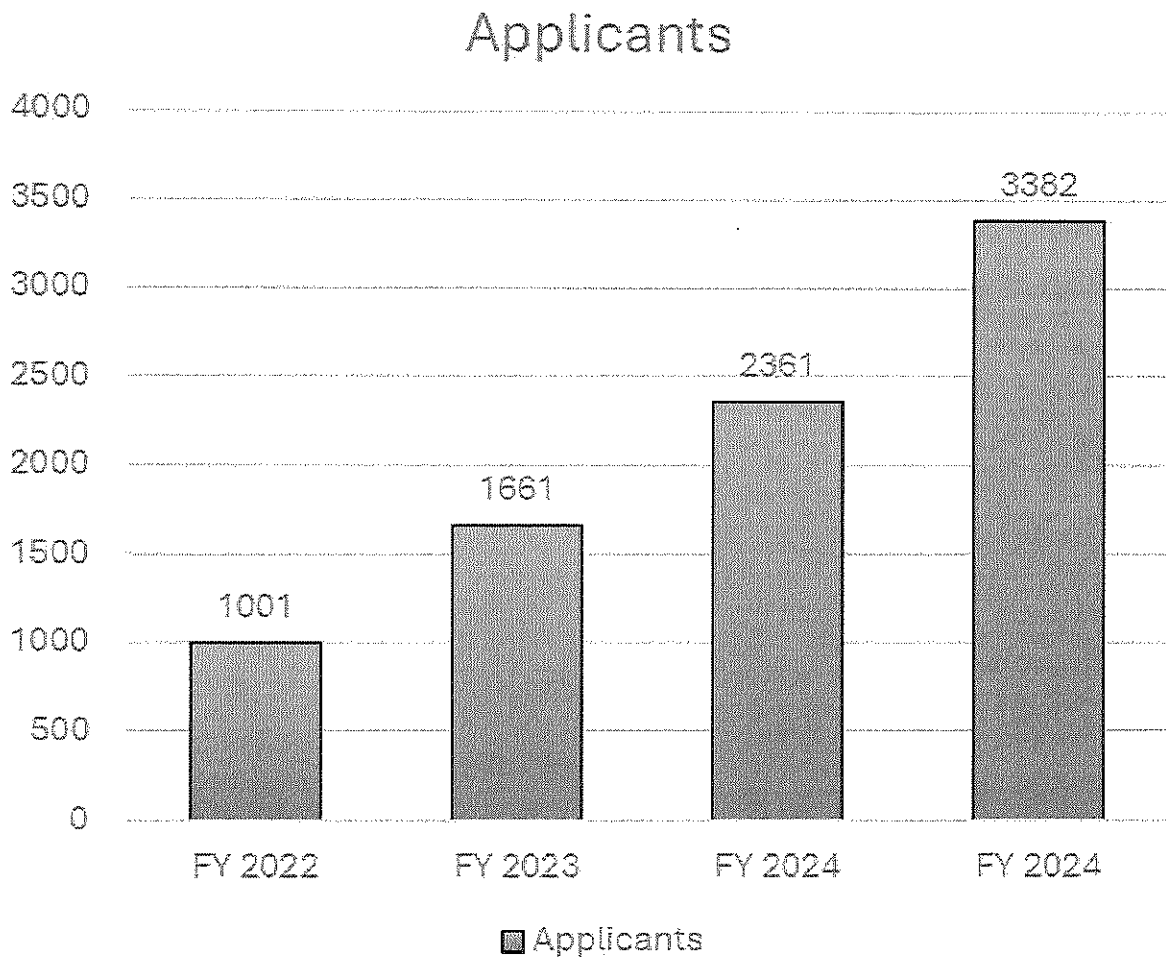
Attachment A

Statement of Housing Needs

NOHA is confronted with a significant and growing demand for housing assistance, as reflected in the Waiting List Statistical Summary as of January 17, 2024. The key points are as follows:

1. Waiting List Data:

- The NOHA Housing Choice Voucher (HCV) waiting list has seen a notable increase, reaching a total of 3,382 applicants as of January 17, 2024.
- As demonstrated in the graph below, this represents a substantial rise of 1,021 applicants compared to the figures reported in the FY 2024 PHA Annual Plan.



2. Wait Time Exceeding Five Years:

- Because NOHA is fully utilizing its HCV funds, it is unable to select families from the waiting list, resulting in families facing a prolonged wait time that currently exceeds five (5) years.
- The extended waiting period underscores the challenges in meeting the demand for housing assistance within the NOHA jurisdiction.

3. Statistical Summary:

- The Waiting List Statistical Summary, provided on the next page, offers a comprehensive overview of applicants to the NOHA waiting list.
- The dataset includes crucial information on income limits, race, ethnicity, bedroom size preferences, and family types.
- This statistical data serves as the most accurate representation of documented housing needs within NOHA, encompassing applicants from Clatsop, Columbia, and Tillamook Counties.

4. Year-Over-Year Increase:

- The year-over-year increase in the number of applicants signals a continuous rise in demand for housing assistance.
- Families facing a wait time of more than five years highlight the urgency of addressing the unmet housing needs within the NOHA jurisdiction.

Implications: The documented increase in the number of applicants and the extended waiting period underscore the pressing and unmet housing needs within the NOHA jurisdiction. Families in need of housing assistance are experiencing prolonged wait times, emphasizing the critical importance of implementing effective strategies to expand affordable housing options.

Next Steps: NOHA is committed to addressing these challenges and will continue to collaborate with stakeholders, explore opportunities for affordable housing development, and advocate for increased resources to meet the growing demand. The PHA remains dedicated to finding sustainable solutions to ensure equitable access to housing for all eligible families in Clatsop, Columbia, and Tillamook Counties.

EXHIBIT A

Northwest Oregon Housing Authority
Waiting List Statistical Summary

Filter Criteria Includes: 1)Waiting List: HCV - Housing Choice Voucher, 2)Income Limit Project: Columbia County, 3)Income Limit Type: Columbia County, 4)Income Limit Date: 4/1/2021, 5)As of Date: 1/17/2024

Income Limits		
Range	Number of Families	Percentage of Families
Extremely Low Income (<= 30% AMI)	3001	88.73%
Very Low Income (> 30% but <= 50% AMI)	333	9.85%
Low Income (> 50% but <= 80% AMI)	46	1.36%
Over 80%	2	0.06%
Total Families	3382	

Race		
Primary Race	Number of Families	Percentage of Families
White	2447	72.35%
Black	105	3.10%
Indian	129	3.81%
Asian	33	0.98%
Hawaiian	15	0.44%
Other	653	19.31%
Total Families	3382	

Ethnicity		
Ethnicity	Number of Families	Percentage of Families
Hispanic	185	5.47%
Not Hispanic	3197	94.53%
Total Families	3382	

Bedroom Size		
Bedroom	Number of Families	Percentage of Families
0	78	2.31%
1	2285	67.56%
2	726	21.47%
3	251	7.42%
4	40	1.18%
5+	2	0.06%
Total Families	3382	

Family Type		
Type	Number of Families	Percentage of Families
Has Children	860	25.43%
Near Elderly Families	146	4.32%
Elderly Families	853	25.22%
Single Occupancy	2151	63.60%
Disabled Families	1154	34.12%

End of Report

NOHAs Strategy for Addressing Housing Needs

In response to the identified housing needs, NOHA has developed comprehensive strategies that align with the State of Oregon's Consolidated Plan for the upcoming year:

1. Affordability:

- Collaborate with local developers and stakeholders to explore opportunities for developing additional affordable housing units.
- Advocate for increased funding and resources to support housing affordability initiatives.

2. Supply and Accessibility:

- Prioritize the development of accessible and adaptable housing units, with a focus on meeting the needs of elderly and disabled residents.
- Explore partnerships with organizations providing supportive services for individuals with disabilities.

3. Quality and Size of Units:

- Explore opportunities for renovating or upgrading units to meet quality standards and address the size requirements of families.
- Emphasize the importance of conducting housing searches in areas with low crime, good schools, access to healthcare and community-based amenities, and recreational activities.
- Implement HUD's new National Standards for Physical Inspections of Real Estate (NSPIRE).

4. Location:

- Advocate for equitable distribution of affordable housing options across Clatsop, Columbia, and Tillamook Counties.
- Work with local planning authorities to identify suitable locations for new developments that are well-connected to essential amenities and services.

Reasons for Choosing the Strategy:

These strategies are chosen to provide a holistic and comprehensive approach to addressing housing challenges. By collaborating with stakeholders, advocating for resources, and prioritizing accessibility, NOHA aims to play a central role in developing new and sustainable affordable housing solutions. The emphasis on quality, size, and location aligns with the unique needs of diverse populations, promoting inclusivity and equitable access to affordable and suitable housing in the region.



**OREGON HOUSING *and*
COMMUNITY SERVICES**

725 SUMMER STREET NE, SUITE B | SALEM, OR 97301
503-986-2000 | www.oregon.gov/OHCS

February 6, 2024

Northwest Oregon Housing Authority
147 S. Main Ave.
Warrenton, OR 97146

RE: PHA Certificate of Consistency with the Consolidated Plan

Northwest Oregon Housing Authority,

Attached is the signed Certification of Consistency with the State of Oregon Consolidated Plan. The signed document does not sanction, approve, or endorse your organizational policies, procedures, or your Annual Plan. It only signifies that to the best of the OHCS staff knowledge, your PHA Plan appears to align with the Consolidated Plan of the State of Oregon. No warranty, expressed or implied, should be tied to this Certification.

Thank you for your request. Please feel free to contact me should you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Glenn Muña'.

Glenn Muña
Operations & Policy Analyst, Affordable Rental Housing Division
Oregon Housing and Community Services
725 Summer Street NE, Suite B
Salem, Oregon 97301
971-600-8337



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

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

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

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

certify that the 5-Year PHA Plan for fiscal years _____ and/or Annual PHA Plan for fiscal
year 2025 of the Northwest Oregon Housing Authority (NOHA) is consistent with the
PHA Name

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


State of Oregon
Local Jurisdiction Name

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

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or
State Consolidated Plan. NOHA looks to continue its mission to expand and preserve the availability of affordable
housing in Clatsop, Columbia and Tillamook Counties by applying for Low Income Housing Tax Credits as well as other
Federal, State, and local funding opportunities.

NOHA is continuing to build relationships with local non-profits and community action agencies to provide wrap around
services to our residents and program participants.

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

Name of Authorized Official:	Title:
Natasha Detweiler-Daby	Director, Affordable Rental Housing Division
Signature: 	Date: 2/6/2024

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

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

Northwest Oregon Housing Authority

PHA Plan Public Meeting

March 28, 2024 at 9:00 am

Attendance	
Staff	Public
Hsu Feng Andy Shaw Sandra Soucie Toni Shinn Jim Evans	iPhone Linda

Agenda	Meeting Notes
Introductions	Linda is a private citizen living in St. Helens and is interested in ADA accessible housing.
Overview of PHA Plan Process and Timeline	2/1/2024 – Present draft plan to NOHA Board 2/11/2024 – Last day to start public comment period 3/28/2024 – Public Meeting 4/4/2024 – NOHA Board Meeting/Approval of PHA Plan 4/17/2024 – Last day to submit PHA Plan to HUD 7/1/2024 – Start of FY 2025
Review of Plan Highlights	An overview of the PHA plan and Administrative Plan was provided to the public
Public Comments	Linda advocated for additional accessible housing in small developments, including single-family homes/non-multifamily developments.

The Public Meeting ended at approximately 9:40 am.

Exhibit A

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

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

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

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the ___ 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning July 1, 2024, in connection with the submission of the Plan and implementation thereof:

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

Exhibit A

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

Northwest Oregon Housing Authority
PHA Name

OR028
PHA Number/HA Code

Annual PHA Plan for Fiscal Year 20 25

5-Year PHA Plan for Fiscal Years 20 - 20

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

Name of Executive Director

Hsu-Feng Andy Shaw

Name Board Chairman

David Oser

Hsu-Feng Andy Shaw

4/10/2024



4/10/2024

Signature

Date

Signature

Date

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