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

Applicability. The Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA do not need to submit this form.

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

| A. | PHA Information. | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| A.1 | <p style="text-align: center; font-size: 2em; opacity: 0.3; font-weight: normal;">DRAFT</p> <p> PHA Name: <u>Northwest Oregon Housing Authority</u> PHA Code: <u>OR028</u> PHA Type: <input checked="" type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2025</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>0</u> Number of Housing Choice Vouchers (HCVs) <u>1,224</u> Total Combined <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 each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans. </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 PHA Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <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 | | PH | HCV | Lead PHA: | | | | | | | | | | | | | | | | | |
| Participating PHAs | PHA Code | Program(s) in the Consortia | Program(s) not in the Consortia | No. of Units in Each Program | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | PH | HCV | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Lead PHA: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| B. | Plan Elements |
| B.1 | <p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission?</p> <p>Y N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element below:</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 <p>(c) The PHA must submit its Deconcentration Policy for Field Office Review.</p> <ul style="list-style-type: none"> NOHA does not operate a public housing program, therefore a Deconcentration Policy is not included as a part of this PHA Plan. |
| B.2 | <p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.</p> |
| B.3 | <p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p>In its 5 Year Plan, NOHA identified the need to increase the supply of affordable housing as its primary goal. This goal is being achieved through the following activities:</p> <ol style="list-style-type: none"> Improve the Quality of Assisted Housing <ul style="list-style-type: none"> For the first year, NOHA has been rated as a SEMAP High Performer. NOHA has conducted in-person inspections and confirmed that assisted units comply with Housing Quality Standards. 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 224 of 346 (45.7%) units of Project-Based Voucher assistance, placing 75 units under contract in Existing Housing, and successfully leased 83 units at two (2) New Construction sites. Thirty-Four (34) additional PBV units are currently under construction and NOHA has pledged forty-three (43) PBVs to another new construction project that is still in the pre-development/permit approval process. 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. |

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| | <ul style="list-style-type: none"> 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. <p>4. Promote Self-Sufficiency and Asset Development</p> <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. | <p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p>NOHA does not operate a public housing program, therefore Capital Improvements are not included as a part of this PHA Plan.</p> |
| B.5 | <p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p> <p>NOHA's audit report included the following 1 finding:</p> <p>1. Annual HQS Inspections – During testing of 60 files, 1 file had an inspection not performed within the bi-annual period.</p> |
| <p>C. Other Document and/or Certification Requirements.</p> | |
| C.1 | <p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> |
| C.2 | <p>Certification by State or Local Officials.</p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> |
| C.3 | <p>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form 50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p> |
| C.4 | <p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p> |

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing.

Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

Fair Housing Goal: Take proactive steps to foster more inclusive communities and support and promote integrated communities.

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 2025, NOHA is continuing to take tangible steps towards promoting accessibility by making updates to its website.
- 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-HP Annual Plan for High Performing 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), PHA Inventory, Number of Public Housing Units and or Housing Choice Vouchers (HCVs), PHA Plan Submission Type, and the Availability of Information, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. (24 CFR §903.23(4)(e))

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

B. Plan Elements.

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

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

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The 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. Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. (24 CFR §903.7(b)) Describe the PHA’s procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. (24 CFR §903.7(b)) A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. (24 CFR §903.7(b)) Describe the unit assignment policies for public housing. (24 CFR §903.7(b))

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

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

Homeownership Programs. A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. (24 CFR §903.7(k) and 24 CFR §903.12(b).)

Safety and Crime Prevention (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. (24 CFR §903.7(m)(5))

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

Substantial Deviation. PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. (24 CFR §903.7(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. For modifications resulting from the Rental Assistance Demonstration (RAD) program, refer to the ‘Sample PHA Plan Amendment’ found in Notice PIH-2012-32 REV-3, successor RAD Implementation Notices, or other RAD Notices.

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

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

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

HOPE VI. 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD’s website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6. ([Notice PIH 2011-47](#))

Mixed Finance Modernization or Development. 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at: https://www.hud.gov/program_offices/public_indian_housing/programs/ph/hope6/mfph#4

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

Conversion of Public Housing under the Voluntary or Mandatory Conversion programs. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; 2) An analysis of the projects or buildings required to be converted; and 3) A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. ([24 CFR §903.7\(j\)](#))

Conversion of Public Housing under the Rental Assistance Demonstration (RAD) program. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to Project-Based Assistance or Project-Based Vouchers under RAD. See additional guidance on HUD’s website at: [Notice PIH 2012-32 REV-3, successor RAD Implementation Notices, and other RAD notices.](#)

Project-Based Vouchers. Describe any plans to use HCVs for new project-based vouchers. ([24 CFR §983.57\(b\)\(1\)](#)) If using project-based vouchers, provide the projected number of project-based units and general locations and describe how project-basing would be consistent with the PHA Plan.

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

Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

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

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

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

C. Other Document and/or Certification Requirements

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

C.2 Certification by State 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.

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 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 5-Year and Annual PHA Plan. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 7.02 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.

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 30, 2025. 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 3,984 applicants as of January 30, 2025.
- This represents a rise of 602 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.

**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: 1/30/2025

| Income Limits | | | | | |
|--|--|--------------------|------------------------|--|--|
| Range | | Number of Families | Percentage of Families | | |
| Extremely Low Income (<= 30% AMI) | | 3464 | 87.61% | | |
| Very Low Income (> 30% but <= 50% AMI) | | 429 | 10.85% | | |
| Low Income (> 50% but <= 80% AMI) | | 58 | 1.47% | | |
| Over 80% | | 3 | 0.08% | | |
| Total Families | | 3954 | | | |

| Race | | | Ethnicity | | |
|-----------------------|--------------------|------------------------|-----------------------|--------------------|------------------------|
| Primary Race | Number of Families | Percentage of Families | Ethnicity | Number of Families | Percentage of Families |
| White | 2908 | 73.55% | Hispanic | 220 | 5.56% |
| Black | 135 | 3.41% | Not Hispanic | 3734 | 94.44% |
| Indian | 167 | 4.22% | Total Families | 3954 | |
| Asian | 41 | 1.04% | | | |
| Hawaiian | 23 | 0.58% | | | |
| Other | 680 | 17.20% | | | |
| Total Families | 3954 | | | | |

| Bedroom Size | | | Family Type | | |
|-----------------------|--------------------|------------------------|-----------------------|--------------------|------------------------|
| Bedroom | Number of Families | Percentage of Families | Type | Number of Families | Percentage of Families |
| 0 | 81 | 2.05% | Has Children | 977 | 24.71% |
| 1 | 2682 | 67.83% | Near Elderly Families | 155 | 3.92% |
| 2 | 822 | 20.79% | Elderly Families | 1038 | 26.25% |
| 3 | 316 | 7.99% | Single Occupancy | 2521 | 63.76% |
| 4 | 51 | 1.29% | Disabled Families | 1430 | 36.17% |
| 5+ | 2 | 0.05% | | | |
| Total Families | 3954 | | | | |

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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 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 HUDs 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.

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