



6.0	<p><b>PHA Plan Update</b></p> <p>(a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission:</p> <p><b>1. Selection Preference added:</b></p> <p>Any Housing Choice Voucher holder in the service area who risks losing a Section 8 Housing Choice Voucher due to lack of funds will receive preference for a new voucher in another county <i>within the service area, provided that there are available funds. (Effective 11/01/08)</i></p> <p><b>2. Occupancy Standards – Assignment of Bedroom Sizes</b></p> <p>Delete: Adults will not be required to share a bedroom with children.</p> <p><b>Add:</b></p> <p>Siblings of the same sex <b>will</b> share a bedroom, regardless of age. Otherwise, adults and children will not be required to share a bedroom.</p> <p><b>3. New Requirement to report ALL changes in income.</b> At HUD’s suggestion, the Administrative Plan was changed to require families <b>to report all changes in income during the year.</b> Previously families were not required to report increases in income. This has led to many discrepancies in income on the EIV system. Those reporting zero income will be required to complete a monthly report on activities that have been undertaken to acquire income.</p> <p>(b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.</p> <p>The 5 Year and Annual PHA plan are available at the main administrative office of the Mid-Columbia Housing Authority: 312 Court Street, Suite 419, The Dalles, Oregon 97058. Copies may be requested in person or by phone (541-296-5462) or by email to <a href="mailto:info@mid-columbiahousingauthority.org">info@mid-columbiahousingauthority.org</a></p>
7.0	<p><b>Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers.</b> <i>Include statements related to these programs as applicable.</i></p>
8.0	<p><b>Capital Improvements.</b> Please complete Parts 8.1 through 8.3, as applicable.</p>
8.1	<p><b>Capital Fund Program Annual Statement/Performance and Evaluation Report.</b> As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i>, form HUD-50075.1, for each current and open CFP grant and CFFP financing.</p>
8.2	<p><b>Capital Fund Program Five-Year Action Plan.</b> As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i>, form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.</p>
8.3	<p><b>Capital Fund Financing Program (CFFP).</b></p> <p><input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.</p>
9.0	<p><b>Housing Needs.</b> Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>The Section 8 Wait List is open. Housing needs for the Section 8 Program are identified by a waiting list. See Wait List attachment “A” that details the number of households waiting by bedroom size, location, and family ethnicity, age and handicap.</p>
9.1	<p><b>Strategy for Addressing Housing Needs.</b> Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. <b>Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</b></p>

**Additional Information.** Describe the following, as well as any additional information HUD has requested.

(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. **2009 PHA ANNUAL PROGRESS REPORT**

The Mid-Columbia Housing Authority is a Regional Housing Authority comprised of three units of local government, Hood River, Sherman and Wasco Counties in Oregon; Its counterpart in Washington State, the Columbia Gorge Housing Authority consists of three units of local government including Klickitat County, Skamania County, and The City Of Goldendale.

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

The Columbia Gorge Housing Authority and Mid-Columbia Housing Authority made progress in meeting our mission and goals in the following areas:

1. We increased the availability of assisted housing through award of \$250,000 in the HOME TBRA program to assist special needs populations who were homeless including domestic violence survivors, persons with mental and emotional disabilities, farmworkers.
2. Through the review and decrease of our Voucher Payment Standards we were able to house more clients from our waiting list. At the end of the calendar year MCHA and CGHA both achieved 99% leaseup and full utilization of the program funds available.
3. We created a culture of continuous improvement and innovation that demonstrates cost-effectiveness, creates value, and diversifies revenues by participating in the Mid-Columbia Rental Association and making an annual presentation.
4. We promoted self-sufficiency and asset development of families and individuals by serving 25 households through the FSS program. 13 families are building escrow accounts.
5. In 2008 3 households achieved homeownership, with assistance from FSS Escrow, VIDA and homeownership counseling available through our Mid-Columbia Housing Resource Center.
6. We helped ensure equal opportunity in housing through continued efforts to inform all applicants and participants of their legal rights as renters, through on-going training of all staff on Fair Housing and ADA compliance and through written information provided in our tenant briefings. The Housing Authority co-sponsored Fair Housing Training for landlords and staff. We have a partnership with County Government to help address impediments to Fair Housing identified through the Consolidated Plan Process.
7. We have maintained contact with Resident Advisory Board members to encourage involvement in Agency Planning activities.
8. We have promoted community involvement by doing informational briefings at various community service agencies. Staff has worked hard at creating an open line of communication to landlords, as well as social service agencies.
9. We continue to participate with Washington Gorge Action Program formerly KSDC to develop and implement a Continuum of Care Plan for chronic homeless throughout Klickitat and Skamania Counties as well as HOPE in Hood River and the Mid-Columbia Community Action Council.
10. Pursue opportunities to preserve affordable housing throughout the Gorge as RD properties and LIHTC properties reach their expiration dates. In 2009 the PHA and affiliated CDC, Columbia Cascade Housing will undergo a review of the existing portfolio and develop a plan for continuation of these affordable rental units.
11. The Housing Authority and its developmental arm, the Columbia Cascade Housing Corporation, have broad experience serving low and very low income families and individuals. To ensure our families have affordable, decent and safe housing we have the Section 8 Housing Choice Voucher program, HOME TBA Program, and we build and manage low income housing under USDA Rural Development, LIHTC and Oregon State Financed Housing. To help families save, build assets and enter the financial mainstream we offer a variety of services the Individual Development Account (IDA), Family Self Sufficiency Program (FSS), Homeownership Voucher Program, offer the ABC's of Homebuying (Home Buyer Education Course), and a Financial Literacy course through our community partnerships.

(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" The definition for the Section 8 Program is as follows:

- Changes to rent or admissions policies or organization of the waiting list;

10.0

<b>11.0</b>	<p><b>Required Submission for HUD Field Office Review.</b> In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. <b>Note:</b> Faxed copies of these documents will not be accepted by the Field Office.</p> <ul style="list-style-type: none"> <li>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</li> <li>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</li> <li>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</li> <li>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</li> <li>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</li> <li>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</li> <li>(g) Challenged Elements</li> <li>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</li> <li>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</li> </ul>
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This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

## Instructions form HUD-50075

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

### 1.0 PHA Information

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

### 2.0 Inventory

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

### 3.0 Submission Type

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

### 4.0 PHA Consortia

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

### 5.0 Five-Year Plan

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

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

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

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

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

#### PHA Plan Elements. (24 CFR 903.7)

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

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

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

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

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

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

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

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

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

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

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

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

**8.2 Capital Fund Program Five-Year Action Plan**

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

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

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

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

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

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

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

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

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

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

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

**Mid-Columbia Housing Authority**  
**Resident Advisory Board Meeting**

**Monday March 9, 2009 5:00 p.m.**

**Mid-Columbia Housing Authority Break Room**  
**312 Court St. Ste. 419, The Dalles, OR**

**ATTENDANCE**

Donna Chandler, Edna Siler, Kurtis Cochran, Gayle McCall, Frances Brown, Edna Brandt, Daniel Savage, Ruth Beedie, Barb Haskins, Angie Prasch, and Tavita Seufalemua

**ATTENDANCE STAFF**

Kelly Walker (FSS caseworker) and Jola Hawkins (Housing Program Assistant)

**MEETING TIME**

We started the meeting at 5:05 p.m.

**OPENING OF MEETING**

Set out the pizzas and the drinks. Once everybody had a light snack, chatted amongst themselves and with us, Kelly started the meeting explaining why we were here; she distributed handouts and then had everyone introduce themselves.

**MCHA CORE VALUES**

Kelly started with a brief overview of MCHA/CGHA's Core Values and Our Mission, discussed each one.

**Service** - to clients and community, delivered in an approachable, helpful manner. (Everybody agreed that we did a really good job of this)

**Efficiency** - we make the best use of the resources that we have to deliver effective programs and services to our clients and community. (We do this very effectively according to the attendees. Too bad we didn't have more money to help more was one comment).

**Respect** – for clients, community, partners and coworkers. (Attendees were very happy with the contact they get from us)

**Value** – for the differences in personality, work style, life style of both our clients and colleagues.

**Involvement** – community planning – cooperating and working with partners to use resources most effectively and help make our community a better place to live.

**Creativity** – developing innovative community based solutions to make housing needs..

**Excellence** – in housing development, management, and operation.

**MISSION STATEMENT**

Kelly read this:

Our special responsibility is:

**AGENCY PLAN , 2009 PHA  
ANNUAL PROGRESS  
REPORT, AND CHANGES IN  
2008**

“To promote adequate and affordable housing, economic opportunity, and a suitable living environment, free from discrimination” to those who find barriers due to disability, special needs or income.

Attendees were given copies of both the Annual 2009 Plan and the Progress Report for 2008; changes from the 2008 plan are as follows. Kelly briefly went over these and said if they had any questions or follow-up, to let us know.

1. Preference added following a public hearing in October, 2008:

Any housing choice voucher in our service area who risks losing a Section 8 voucher due to lack of funds will receive preference for a new voucher in another county *within our service area, provided that there are available funds. (Effective 11/01/08)*

2. Occupancy Standards-Assignment of Bedroom Sizes

Delete – Adults will not be required to share a bedroom with children.

Add – Siblings of the same sex will share a bedroom, regardless of age. Otherwise, adults and children will not be required to share a bedroom.

3. At **HUD's** suggestion, the Admin Plan was changed to require families **to report all changes in income during that year.**

Following discussion on this matter. The question was asked:

Why participants have to fill out the same forms so many times (I-18)?

Kelly explained annual re-certifications and specials.

Everyone said that cleared up a lot of the confusion of the repeat forms.

**ATTENDEE COMMENTS AND  
DISCUSSION**

Mr. Savage asked what the difference in HUD and Assisted Living was.

Kelly said: there was any, they all were assisted with their living situations. Assisted living is specifically for frail elderly persons.

Ms. Haskins: Asked about how soon to report changes? She is about to start receiving widow benefits from SS, doesn't know amount or exactly when...

Kelly explained that as soon as she received her determination letter to bring it in and submit a copy to her caseworker.

Mr. Savage: If there a Resident that is advocated for the MCHA Board?

Yes, MCHA has a resident board meeting member.

Ms. Beedie: Said she had had a problem with when to add a person to her voucher? Even if it is short term, when?

Kelly responded with, call and discuss it with your case worker so that your rent doesn't become a burden; whether it is short-term or long term, keep in contact with your caseworker so that he/she can respond with the appropriate paperwork for you.

**HOMEOWNERSHIP  
PROGRAM and HOUSING  
RESOURCE CENTER**

Edna Siler asked about the Homeownership Program.

Kelly explained a little about the Homeownership Voucher Program, call and talk with herself (ext. 23) or Veronica Serrano (ext. 21) and the Housing Resource Center's homeownership with USDA loans; people can call and talk to Mr. John Hutchison at ext. 16.

The meeting was closed at 5:45 p.m.

Respectfully Submitted:

Jola J Hawkins  
Housing Program Assistant

# WAITING LIST REPORT

MID COLUMBIA HSG. AUTHORITY

REPORTING ON JANUARY 5, 2009 AT 1:40PM

Statistical Summary Of Applicants Listed As Of 01/05/2009

For: WASCO COUNTY

Bedrooms Size(s) Reporting On: ALL

### Number Of Bedrooms

	0	1	2	3	4+	Total	Percent
White	1	177	198	74	20	470	92.51%
Black		1	6	7	2	16	3.14%
Indian Or Alaskan		5	2		2	9	1.77%
Asian		1	6	3	3	13	2.55%
Total	1	184	212	84	27	508	
Percent	0.19%	36.22%	41.73%	16.53%	5.31%		100.0%

### Number Of Bedrooms

	0	1	2	3	4+	Total	Percent
Hispanic		6	19	6	6	37	7.28%
Non-Hispanic	1	178	193	78	21	471	92.71%
Total	1	184	212	84	27	508	
Percent	0.19%	36.22%	41.73%	16.53%	5.31%		100.0%

### Number Of Bedrooms

	0	1	2	3	4+	Combined Average
Average Days Waiting	818	676	662	1029	376	712

Average Gross Income 10036      Average Adjusted Income 9432

Percentage Qualifying For Broad Range Of Income 96.25%  
 Percentage Which Are Handicapped Or Disabled 40.94%  
 Total Number Of Handicapped Or Disabled 208  
 Total Number Of Applicants Listed 508

Number Over Limit For Low Income 13  
 Number Qualifying For Low Income 68  
 Number Qualifying For Very Low Income 112  
 Number Qualifying For Extreme Low Income 315  
 Percentage Qualifying For Low Income 13.38%  
 Percentage Qualifying For Very Low Income 22.04%  
 Percentage Qualifying For Extreme Low Income 62.00%

# WAITING LIST REPORT

MID COLUMBIA HSG. AUTHORITY  
 REPORTING ON JANUARY 5, 2009 AT 1:39PM

Statistical Summary Of Applicants Listed As Of 01/05/2009

For: SHERMAN COUNTY

Bedrooms Size(s) Reporting On: ALL

Number Of Bedrooms

	0	1	2	3	4+	Total	Percent
White		6	5			11	100.0%
Black							0.00%
Indian Or Alaskan							0.00%
Asian							0.00%
Total		6	5			11	
Percent	0.00%	54.54%	45.45%	0.00%	0.00%		100.0%

Number Of Bedrooms

	0	1	2	3	4+	Total	Percent
Hispanic							0.00%
Non-Hispanic		6	5			11	100.0%
Total		6	5			11	
Percent	0.00%	54.54%	45.45%	0.00%	0.00%		100.0%

Number Of Bedrooms

	0	1	2	3	4+	Combined Average
Average Days Waiting	0	453	263	0	0	358

Average Gross Income 9965      Average Adjusted Income 9703

Percentage Qualifying For Broad Range Of Income 90.90%  
 Percentage Which Are Handicapped Or Disabled 63.63%  
 Total Number Of Handicapped Or Disabled 7  
 Total Number Of Applicants Listed 11

Number Over Limit For Low Income 1  
 Number Qualifying For Low Income 1  
 Number Qualifying For Very Low Income 4  
 Number Qualifying For Extreme Low Income 5  
 Percentage Qualifying For Low Income 9.09%  
 Percentage Qualifying For Very Low Income 36.36%  
 Percentage Qualifying For Extreme Low Income 45.45%

# WAITING LIST REPORT

MID COLUMBIA HSG. AUTHORITY

REPORTING ON JANUARY 5, 2009 AT 1:37PM

Statistical Summary Of Applicants Listed As Of 01/05/2009

For: HOOD RIVER COUNTY

Bedrooms Size(s) Reporting On: ALL

### Number Of Bedrooms

	0	1	2	3	4+	Total	Percent
White		17	60	16	2	95	94.05%
Black		1				1	0.99%
Indian Or Alaskan			2	1		3	2.97%
Asian			1	1		2	1.98%
Total		18	63	18	2	101	
Percent	0.00%	17.82%	62.37%	17.82%	1.98%		100.0%

### Number Of Bedrooms

	0	1	2	3	4+	Total	Percent
Hispanic		1	12	8	1	22	21.78%
Non-Hispanic		17	51	10	1	79	78.21%
Total		18	63	18	2	101	
Percent	0.00%	17.82%	62.37%	17.82%	1.98%		100.0%

### Number Of Bedrooms

	0	1	2	3	4+	Combined Average
Average Days Waiting	0	342	499	785	240	466

Average Gross Income 10704      Average Adjusted Income 10097

Percentage Qualifying For Broad Range Of Income 98.01%  
 Percentage Which Are Handicapped Or Disabled 25.74%  
 Total Number Of Handicapped Or Disabled 26  
 Total Number Of Applicants Listed 101

Number Over Limit For Low Income 0  
 Number Qualifying For Low Income 24  
 Number Qualifying For Very Low Income 20  
 Number Qualifying For Extreme Low Income 57  
 Percentage Qualifying For Low Income 23.76%  
 Percentage Qualifying For Very Low Income 19.80%  
 Percentage Qualifying For Extreme Low Income 56.43%

# WAITING LIST REPORT

MID COLUMBIA HSG. AUTHORITY  
 REPORTING ON JANUARY 5, 2009 AT 1:37PM

Statistical Summary Of Applicants Listed As Of 01/05/2009

For: KLUICKITAT COUNTY

Bedrooms Size(s) Reporting On: ALL

Number Of Bedrooms

	0	1	2	3	4+	Total	Percent
White		81	103	40	6	230	95.83%
Black							0.00%
Indian Or Alaskan		2	7		1	10	4.16%
Asian							0.00%
Total		83	110	40	7	240	
Percent	0.00%	34.58%	45.83%	16.66%	2.91%		100.0%

Number Of Bedrooms

	0	1	2	3	4+	Total	Percent
Hispanic		1	5	1		7	2.91%
Non-Hispanic		82	105	39	7	233	97.08%
Total		83	110	40	7	240	
Percent	0.00%	34.58%	45.83%	16.66%	2.91%		100.0%

Number Of Bedrooms

	0	1	2	3	4+	Combined Average
Average Days Waiting	0	716	737	626	1174	813

Average Gross Income 8233      Average Adjusted Income 7626

Percentage Qualifying For Broad Range Of Income 99.58%  
 Percentage Which Are Handicapped Or Disabled 42.91%  
 Total Number Of Handicapped Or Disabled 103  
 Total Number Of Applicants Listed 240

Number Over Limit For Low Income 1  
 Number Qualifying For Low Income 14  
 Number Qualifying For Very Low Income 46  
 Number Qualifying For Extreme Low Income 179  
 Percentage Qualifying For Low Income 5.83%  
 Percentage Qualifying For Very Low Income 19.16%  
 Percentage Qualifying For Extreme Low Income 74.58%

# WAITING LIST REPORT

MID COLUMBIA HSG. AUTHORITY  
 REPORTING ON JANUARY 5, 2009 AT 1:40PM

Statistical Summary Of Applicants Listed As Of 01/05/2009

For: SKAMANIA COUNTY

Bedrooms Size(s) Reporting On: ALL

### Number Of Bedrooms

	0	1	2	3	4+	Total	Percent
White	1	29	30	14	4	78	92.85%
Black		1	1			2	2.38%
Indian Or Alaskan			2	2		4	4.76%
Asian							0.00%
Total	1	30	33	16	4	84	
Percent	1.19%	35.71%	39.28%	19.04%	4.76%		100.0%

### Number Of Bedrooms

	0	1	2	3	4+	Total	Percent
Hispanic			3			3	3.57%
Non-Hispanic	1	30	30	16	4	81	96.42%
Total	1	30	33	16	4	84	
Percent	1.19%	35.71%	39.28%	19.04%	4.76%		100.0%

### Number Of Bedrooms

	0	1	2	3	4+	Combined Average
Average Days Waiting	523	532	794	1480	895	844

Average Gross Income 7947      Average Adjusted Income 7405

Percentage Qualifying For Broad Range Of Income 96.42%  
 Percentage Which Are Handicapped Or Disabled 52.38%  
 Total Number Of Handicapped Or Disabled 44  
 Total Number Of Applicants Listed 84

Number Over Limit For Low Income 2  
 Number Qualifying For Low Income 2  
 Number Qualifying For Very Low Income 13  
 Number Qualifying For Extreme Low Income 67  
 Percentage Qualifying For Low Income 2.38%  
 Percentage Qualifying For Very Low Income 15.47%  
 Percentage Qualifying For Extreme Low Income 79.76%