

# PHA 5-Year and Annual Plan

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

OMB No. 2577-0226  
Expires 4/30/2011

<b>1.0</b>	<b>PHA Information</b> PHA Name: Josephine Housing and Community Development Council      PHA Code: OR031 PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (06/2010)				
<b>2.0</b>	<b>Inventory</b> (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: _____                      Number of HCV units: 842				
<b>3.0</b>	<b>Submission Type</b> <input checked="" type="checkbox"/> 5-Year and Annual Plan                      Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
<b>4.0</b>	<b>PHA Consortia</b> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program
	PHA 1:				PH      HCV
	PHA 2:				
	PHA 3:				
<b>5.0</b>	<b>5-Year Plan.</b> Complete items 5.1 and 5.2 only at 5-Year Plan update.				
<b>5.1</b>	<b>Mission.</b> State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: To provide low-income residents of Josephine County with opportunities to obtain affordable housing and achieve self sufficiency.				
<b>5.2</b>	<b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.  Goals: 1. To apply for additional vouchers when available. 2. To lease to baseline and/or lease the maximum number of units allowable with eligible funding. 3. To continue to be flexible with scheduling and requirements to allow families to avoid potential work conflicts and to give families an opportunity to not be immediately responsible for using income to calculate rent when a new income source is obtained. 4. To work with community partners to explore other housing opportunities.  Goals previously stated and progress: 1. To apply for additional vouchers when available. None have been made available 2. Leverage private or other public funds to create additional housing opportunities No progress to date 3. Maintain SEMAP score and continue to assist as many families as possible under the ACC SEMAP score has consistently been Standard or High. The Housing Council continues its efforts to lease all available units and/or utilize maximum budget authority. Changes in funding methods and re-benchmarking have made this a challenge. 4. Promote self sufficiency by allowing families to mail in or deliver paperwork without attending an appointment, avoiding any potential work conflicts. The Housing Council continues to be flexible in regards to accepting required documentation and paperwork through the mail, a drop slot in the front office door and a weekly scheduled pickup in the Illinois Valley.				

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: NONE</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 office of the PHA, 1205 NE 7<sup>th</sup> St., Grants Pass, OR 97526</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>Due to the recent housing slump, there is an adequate supply of rental units. Rents have reduced over the last year also. Even with the supply of units and the reasonable rents, many low income, very low income and extremely low income families cannot afford housing. This is particularly true of the single-person household, many of which are elderly and/or disabled and living on a fixed income.</p> <p>The make-up (housing needs) of the current waiting list is as follows:</p> <table border="1" data-bbox="228 1142 1013 1402"> <thead> <tr> <th>TYPE</th> <th>extremely low income (%)</th> <th>very low income (%)</th> </tr> </thead> <tbody> <tr> <td>All</td> <td>73</td> <td>27</td> </tr> <tr> <td>Elderly</td> <td>4</td> <td>3.7</td> </tr> <tr> <td>Disabled</td> <td>10</td> <td>3.7</td> </tr> <tr> <td>Black/African Am</td> <td>.29</td> <td>.29</td> </tr> <tr> <td>Amer Ind/Alaska Native</td> <td>2.6</td> <td>1.14</td> </tr> <tr> <td>Asian</td> <td>.29</td> <td>0</td> </tr> <tr> <td>Na. Hawaiian/Pac Is</td> <td>.29</td> <td>0</td> </tr> <tr> <td>Hispanic</td> <td>5</td> <td>1.6</td> </tr> </tbody> </table>	TYPE	extremely low income (%)	very low income (%)	All	73	27	Elderly	4	3.7	Disabled	10	3.7	Black/African Am	.29	.29	Amer Ind/Alaska Native	2.6	1.14	Asian	.29	0	Na. Hawaiian/Pac Is	.29	0	Hispanic	5	1.6
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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> <p>The Housing Council will continue to work toward ensuring that all funded vouchers are in use. The 5-year mainstream vouchers we administer will remain fully leased. The Housing Council will continue outreach to all families who are eligible for the voucher program and will encourage participation by landlords.</p>																											

<p><b>10.0</b></p>	<p><b>Additional Information.</b> Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan. See question 5.2</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p style="padding-left: 40px;">b.1. Substantial Deviation from the 5-Year Plan</p> <p style="padding-left: 80px;">Changes to the Mission Statement of the Josephine Housing Council</p> <p style="padding-left: 80px;">Changes to admissions policies or organization of the waiting list</p> <p style="padding-left: 40px;">b.2 Significant Amendment or Modification to the Annual Plan</p> <p style="padding-left: 80px;">Changes to tenant selection criteria</p> <p><b>VAWA POLICY</b> <b>Domestic Violence, Dating Violence, Sexual Assault, Stalking</b></p> <p>The Josephine Housing and Community Development Council (JHCDC) has adopted a policy to implement applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L. 109-162) (VAWA). JHCDC’s goals, objectives and policies to enable the JHCDC to serve the needs of child and adult victims of domestic violence, dating violence and stalking, as defined in VAWA, are stated in the JHCDC VAWA Policy. In addition:</p> <p>A. The following activities, services, or programs are provided by the JHCDC, directly or in partnership with other service providers, to child and adult victims of domestic violence, dating violence, sexual assault or stalking.</p> <p>Information and referral to agencies that provide programs for victims of domestic violence.</p> <p>B. The following activities, services, or programs are provided by the JHCDC to help child and adult victims of domestic violence, dating violence, sexual assault, or stalking maintain housing.</p> <p>Families who have a member that has been a victim of domestic violence will not lose their assistance solely because of their victim status. Families meeting the criteria outlined in the JHCDC Administrative Plan will be allowed to move in the first year of the lease without penalty.</p> <p>C. The following activities, services, or programs are provided by the JHCDC to prevent domestic violence, dating violence, sexual assault and stalking, or to enhance victim safety in assisted families.</p> <p>All information concerning assisted families is kept in strict confidence.</p>
<p><b>11.0</b></p>	<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> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

RESIDENT ADVISORY BOARD: No comments

Members of the RAB:

Kirsten Ostrander  
Melva Biddle  
Bucky Gore  
Vernon Miller