

2011 ANNUAL PLAN RESIDENT ADVISORY BOARD MEMBERS

Will Wager
William Cantwell
Claire Dalzell
Cindy Canfield
Trudy Kitzmiller
Joy Mayorga
Daniel Norton
Dorice Thomas
Becky Coffman
Christine Spain
Rick Hunt
Jamie Sanchez

List of Resident Advisory Board Members Who Submitted Attached Comments

William Cantwell
Cindy Canfield
Joy Mayorga
Becky Coffman
Christine Spain
Rick Hunt
Jamie Sanchez

List of Resident Advisory Board Members Who Did Not Submit Comments

Will Wager
Claire Dalzell
Trudy Kitzmiller
Daniel Norton
Dorice Thomas

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
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1.0	PHA Information PHA Name: <u>Housing Authority of Douglas County</u> PHA Code: <u>003</u> PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performing <input checked="" type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>2011</u>				
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>154</u> Number of HCV units: <u>651 plus 60 VASH</u>				
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input checked="" type="checkbox"/> Annual Plan Only <input type="checkbox"/> 5-Year Plan Only				
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)				
	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:				
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.				
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: The Housing Authority of Douglas County's Mission is as follows: We are committed to provide the opportunity for affordable housing that is safe, decent, sanitary and free from discrimination.				
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. Please see attached goals.				
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: None (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. 1) Housing Authority Administrative Office, 902 West Stanton Street, Roseburg, OR 2) Douglas County Library, 1409 NE Diamond Land Blvd, Roseburg, OR 3) Reedsport Public Library, 395 Winchester, Reedsport, OR				
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable. N/A				
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.				
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing. Attached				
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. Attached				
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.				

9.0	<p>Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.</p> <p>Please see attached</p>
9.1	<p>Strategy for Addressing Housing Needs. Provide a brief description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.</p> <p>The Douglas County Housing Authority has vacant land that has density to add more units of affordable housing. The County is in serious need of 1 bedroom units. The Public Housing Waiting lists are closed because there is a 2 – 3 year wait. The occupancy of the Public Housing is 99%. HADCO did purchase vacant land this past year to build affordable units in Riddle, Oregon.</p>
10.0	<p>Additional Information. Describe the following, as well as any additional information HUD has requested.</p> <p>(a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA’s progress in meeting the mission and goals described in the 5-Year Plan. The Housing Authority of Douglas County has reached 5 out of 5 goals or 100% completed by providing mobility counseling to Section 8 participants, receiving, expanding the supply of assisted housing, outreach to landlords, promote self sufficiency and ensure equal opportunity and affirmatively further fair housing.</p> <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <p>Please see attached</p>
11.0	<p>Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office.</p> <p>(a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights)</p> <p>(b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only)</p> <p>(c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only)</p> <p>(d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only)</p> <p>(e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only)</p> <p>(f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations.</p> <p>(g) Challenged Elements</p> <p>(h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)</p> <p>(i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)</p>

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced 5-Year and Annual PHA Plans. The 5-Year and Annual PHA plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission and strategies for serving the needs of low-income and very low-income families. This form is to be used by all PHA types for submission of the 5-Year and Annual Plans to HUD. Public reporting burden for this information collection is estimated to average 12.68 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

Instructions form HUD-50075

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

1.0 PHA Information

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

2.0 Inventory

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

3.0 Submission Type

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

4.0 PHA Consortia

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

5.0 Five-Year Plan

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

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

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

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

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

PHA Plan Elements. (24 CFR 903.7)

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

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

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

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

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

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

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

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

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

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

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

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

8.2 Capital Fund Program Five-Year Action Plan

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no: _____)
 Performance and Evaluation Report for Period Ending: 09-30-2010
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³				
3	1408 Management Improvements				
4	1410 Administration (may not exceed 10% of line 21)	\$34,924.00	\$25,157.13	\$25,157.13	\$25,157.13
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	\$10,000.00	\$17,814.11	\$17,814.11	\$17,814.11
10	1460 Dwelling Structures	\$288,321.00	\$304,850.40	\$304,850.40	\$304,850.40
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment				
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	0	\$1,423.36	\$1,423.36	\$1,423.36
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

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

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

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

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: The Housing Authority of Douglas County, Oregon			Grant Type and Number Capital Fund Program Grant No: OR16S00350109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA WIDE	ADMINISTRATION	1410		\$34924.00	\$25,157.13	\$25,157.13	\$25,157.13	
	CONTINGENCY	1502		\$16,000.00	0	0	0	
	FEES AND COSTS	1430		\$0.00				
	RELOCATION	1495.1		0	\$1,423.36	\$1,423.36	\$1,423.36	
	SUBTOTAL			\$50924.00	\$26,580.49	\$26,580.49	\$26,580.49	
OR003000006 WINSTON	PAINT EXTERIOR	1460	16	\$8,000.00	\$15250.00	\$15250.00	\$15250.00	COMPLETED
	SUBTOTAL			\$8,000.00	\$15250.00	\$15250.00	\$15250.00	
OR003000005 RIDDLE	GRAVEL PARKING AREA	1450	8	\$10,000.00	\$3500.00	\$3500.00	\$3500.00	COMPLETED
	INSTALL ATTIC ACCESS	1460	8	\$1,500.00	\$1350.00	\$1350.00	\$1350.00	COMPLETED
	SUBTOTAL			\$11,500.00	\$4850.00	\$4850.00	\$4850.00	
OR003000004 OAKLAND	R/R SIDING	1460	8	\$40,000.00	\$43697.20	\$43697.20	\$43697.20	COMPLETED
	SUBTOTAL			\$40,000.00	\$43697.20	\$43697.20	\$43697.20	
OR003000008 YONCALLA	LIGHTING UPGRADE	1460	15	\$8,000.00	\$4071.00	\$4071.00	\$4071.00	COMPLETED
	FLOORING	1460	3	\$10,000.00	\$16,970.00	\$16,970.00	\$16,970.00	COMPLETED
	SUBTOTAL			\$18,000.00	\$21,041.00	\$21,041.00	\$21,041.00	
OR003002007 REEDSPORT	R/R FLOORING	1460	14	\$21,000.00	\$31629.20	\$31629.20	\$31629.20	COMPLETED
	R/R BASEBOARD HEATERS	1460	34	\$24,000.00	\$23150.00	\$23150.00	\$23150	COMPELTED
	CEILING LIGHT ADDITION	1460	34	\$00.00	\$5958.00	\$5958.00	\$5958.00	Moved from Year 3 2011 COMPLETED

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

² To be completed for the Performance and Evaluation Report.

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

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

Part II: Supporting Pages								
PHA Name: The Housing Authority of Douglas County, Oregon			Grant Type and Number Capital Fund Program Grant No: OR16S00350109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	REPLACE COUNTERTOPS	1460	10	\$0	\$16,470.00	\$16470.00	\$16470.00	Moved from deleted 2009 CFP Annual Statement
	Subtotal			\$42,000.00	\$77,207.20	\$77207.20	\$77207.20	
OR003000001 ROSEBURG	R/R ROOFS	1460	46	\$175821.00	\$146305.00	\$146305.00	\$146305.00	COMPLETED
	Repair Myers Center Sprinkler SYstem	1450	1	\$0	\$14314.11	\$14314.11	\$14314.11	Moved from deleted 2009 CFP Annual Statement
	Subtotal			\$175821.00	\$160619.11	\$160619.11	\$160619.11	
	TOTAL			\$349,245.00	\$349,245.00	\$349,245.00	\$349,245.00	

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

Part I: Summary	
PHA Name: The Housing Authority of Douglas County, Oregon	Grant Type and Number Capital Fund Program Grant No: OR16P00350110 Replacement Housing Factor Grant No: Date of CFFP:
FFY of Grant: 2010 FFY of Grant Approval: 2010	

Original Annual Statement
 Reserve for Disasters/Emergencies
 Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 09-30-2010
 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$73,186.00	\$73,186.00	\$73,186.00	\$73,186.00
3	1408 Management Improvements	\$8,000.00	\$8,000.00	0	0
4	1410 Administration (may not exceed 10% of line 21)	\$24,253.00	\$24,253.00	0	0
5	1411 Audit	\$1,500.00	\$1,500.00	0	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$5,000.00	\$5,000.00	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	\$5,000.00	\$5,000.00	0	0
10	1460 Dwelling Structures	\$109,000.00	\$109,000.00	0	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	\$5,000.00	\$5,000.00	0	0
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	\$1,600.00	\$1,600.00	\$0	\$0
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

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

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

Part I: Summary					
PHA Name: The Housing Authority of Douglas County, Oregon	Grant Type and Number Capital Fund Program Grant No: OR16P00350110 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2010 FFY of Grant Approval: 2010			
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09-30-2010		<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	\$10,000.00	\$10,000.00	0	0
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$242,539.00	\$242539.00	\$73,186.00	\$73,186.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	0	0		
Signature of Executive Director		Date		Signature of Public Housing Director	
				Date	

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: The Housing Authority of Douglas County, Oregon			Grant Type and Number Capital Fund Program Grant No: or16p00350110 CFPP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA WIDE	OPERATIONS	1406		\$73,186.00	\$73,186.00	\$73186.00	\$73186.00	0
	TRAINING	1408		\$8,000.00	\$8,000.00	0	0	Scheduled winter /spring 2011
	FEES AND COSTS	1430		\$5,000.00	\$5,000.00			
	ADMINISTRATION	1410		\$24,253.00	\$24,253.00	0	0	
	AUDIT	1411		\$1,500.00	\$1,500.00	0	0	
	CONTINGENCY	1502		\$10,000.00	\$10,000.00	0	0	
	REPLACE UTILITY TRAILOR	1475	1	\$5,000.00	\$5,000.00			Summer 2011
	RELOCATION COSTS	1495.1		\$1,600.00	\$1,600.00			
	SUBTOTAL			\$128,539.00	\$128,539.00	0	0	
OR003000001 ROSEBURG	UPGRADE ELECTRICAL BOXES	1460	4	\$10,000.00	\$10,000.00	0	0	RFB Being prepared
	REPLACE FLOORING	1460	4	\$12,000.00	\$12,000.00	0	0	Spring/Summer 2011
	REPLACE SIDING	1460	4	\$20,000.00	\$20,000.00	0	0	RFB Being prepared
	SUBTOTAL			\$42,000.00	\$42,000.00	0	0	0
OR003000001 OAKLAND	REPLACE STAIR HANDRAILS ON 3 BD UNITS	1460	4	\$12,000.00	\$12,000.00	0	0	Spring/Summer 2011
	SUBTOTAL		8	\$12,000.00	\$12,000.00	0	0	0
OR003000001 RIDDLE	UPDATE CLOSET DOORS TO STANDARD SIZE	1460	8	\$6,000.00	\$6,000.00	0	0	Spring/Summer 2011
	SUBTOTAL	0	0	\$6,000.00	\$6,000.00	0	0	

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

² To be completed for the Performance and Evaluation Report.

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

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

Part II: Supporting Pages								
PHA Name: The Housing Authority of Douglas County, Oregon			Grant Type and Number Capital Fund Program Grant No: OR16P00350110 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
OR003000001 WINSTON	INSTALL SECURITY FENCE	1450	1	\$5,000.00	\$5,000.00	0	0	Spring/Summer 2011
	SUBTOTAL			\$5,000.00	\$5,000.00			
OR003000001 YONCALLA	REPLACE FLOORING	1460	6	\$9,000.00	\$9,000.00			Spring/Summer 2011
	EXTERIOR PAINT	1460	15	\$10,000.00	\$10,000.00	0	0	Spring/Summer 2011
	SUBTOTAL			\$19,000.00	\$19,000.00	0	0	0
OR003002007 REEDSPORT	REPLACE FLOORING	1460	4	\$18,000.00	\$18,000.00			RFB Being Prepared
	REPLACE COUNTERTOPS	1460	14	\$12,000.00	\$12,000.00	0	0	Spring/Summer 2011
	SUBTOTAL	0	0	\$30,000.00	\$30,000.00	0	0	0
	TOTAL			\$242,539.00	\$242,539.00	\$73186.00	\$73186.00	

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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

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

Part I: Summary	PHA Name: Housing Authority of Douglas County, Oregon	Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant: 2011 FFY of Grant Approval: 2011
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Type of Grant
 Original Annual Statement Reserve for Disasters/Emergencies Revised Annual Statement (revision no:)
 Performance and Evaluation Report for Period Ending: 09/30/2010 Final Performance and Evaluation Report

Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$74,100			
3	1408 Management Improvements	\$8,000			
4	1410 Administration (may not exceed 10% of line 21)	\$25,000			
5	1411 Audit	\$1,500			
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$5,000			
8	1440 Site Acquisition				
9	1450 Site Improvement	\$5,000			
10	1460 Dwelling Structures	\$121,230			
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	\$18,000			
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	\$1,500			
17	1499 Development Activities ⁴				

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

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

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

Part I: Summary						
PHA Name: Housing Authority of Douglas County, Oregon		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant:2011 FFY of Grant Approval: 2011	
Type of Grant						
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no:)		
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09/30/2010			<input type="checkbox"/> Final Performance and Evaluation Report			
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
18a	1501 Collateralization or Debt Service paid by the PHA					
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment					
19	1502 Contingency (may not exceed 8% of line 20)	\$10,000				
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$278,330				
21	Amount of line 20 Related to LBP Activities					
22	Amount of line 20 Related to Section 504 Activities					
23	Amount of line 20 Related to Security - Soft Costs					
24	Amount of line 20 Related to Security - Hard Costs					
25	Amount of line 20 Related to Energy Conservation Measures					
Signature of Executive Director		Date		Signature of Public Housing Director		
				Date		

¹ To be completed for the Performance and Evaluation Report.

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

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

⁴ RHF funds shall be included here.

Part II: Supporting Pages								
PHA Name: Housing Authority of Douglas County, Oregon			Grant Type and Number Capital Fund Program Grant No: CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2011		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA WIDE	OPERATIONS	1406		\$74,100				
	TRAINING	1408		\$8,000				
	FEES AND COSTS	1430		\$5,000				
	ADMINISTRATION	1410		\$25,000				
	AUDIT	1411		\$1,500				
	CONTINGENCY	1502		\$10,000				
	RELOCATION COSTS	1495.1		\$1,500				
	REPLACE MAINTENANCE VAN	1475	1	\$18,000				
	SUBTOTAL			\$143,100				
OR003000001 ROSEBURG	REPLACE FLOORING	1460	4	\$12,000				
	REPLACE SEWER LINES	1450	12	\$30,000				
	REPLACE SIDING	1460	2	\$20,000				
	UPGRADE ELECTRICAL BOXES	1460	2	\$10,000				
	SUBTOTAL			\$72,000				
OR003000001 OAKLAND	REPLACE VINYL FLOOR 3 BD UNITS	1460	2	\$10,500				
	SUBTOTAL			\$10,500				
OR003000001 RIDDLE	BATHROOM VANITY ADDITION	1460	7	\$1,550				
	REPLACE FLOORING	1460	4	\$14,000				
	SUBTOTAL			\$15,550				

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

² To be completed for the Performance and Evaluation Report.

Capital Fund Program—Five-Year Action Plan

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

Part I: Summary						
PHA Name/Number OR003 Housing Authority of Douglas County, Oregon		Locality (City/County & State) Roseburg, Oregon/Douglas County			<input checked="" type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
A.	Development Number and Name	Work Statement for Year 1 FFY <u>2011</u>	Work Statement for Year 2 FFY <u>2012</u>	Work Statement for Year 3 FFY <u>2013</u>	Work Statement for Year 4 FFY <u>2014</u>	Work Statement for Year 5 FFY <u>2015</u>
	OR003000001 Roseburg		\$72,000	\$77,000	\$68,500	\$15,000
	OR003000001 Oakland		\$7,500	\$5,000	\$0	\$0
	OR003000001 Riddle		\$19,500	\$45,000	\$0	\$0
	OR003000001 Winston		\$28,880	\$16,000	\$59,350	\$0
	OR003000001 Yoncalla		\$9,000	\$0	\$30,000	\$0
	OR003002007 Reedsport		\$21,000	\$1,800	\$6,608	\$140,800
B.	Physical Improvements Subtotal		\$157,180	\$144,800	\$164,458	\$155,800
C.	Management Improvements		\$5,000	\$5,000	\$5,000	\$8,000
D.	PHA-Wide Non-dwelling Structures and Equipment					
E.	Administration		\$25,000	\$25,000	\$25,000	\$25,000
F.	Other		\$16,500	\$16,500	\$16,500	\$16,500
G.	Operations		\$76,135	\$82,700	\$69,450	\$74,750
H.	Demolition					
I.	Development					
J.	Capital Fund Financing – Debt Service					
K.	Total CFP Funds		\$279,815	\$274,000	\$280,308	\$280,050
L.	Total Non-CFP Funds		0	0	0	0
M.	Grand Total		\$279,815	\$274,000	\$280,308	\$280,050

Part II: Supporting Pages – Physical Needs Work Statement(s)						
Work Statement for Year 1 FFY 2011	Work Statement for Year 2 FFY 2012			Work Statement for Year 3 FFY 2013		
	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost	Development Number/Name General Description of Major Work Categories	Quantity	Estimated Cost
See	OR003000001 Roseburg Replace flooring	4	\$12,000	OR003000001 Roseburg Replace flooring	4	\$12,000
Annual	OR003000001 Roseburg Replace sewer lines	12	\$30,000	OR003000001 Roseburg Replace sewer lines	12	\$30,000
Statement	OR003000001 Roseburg Replace siding	2	\$20,000	OR003000001 Roseburg Replace siding	2	\$20,000
	OR003000001 Roseburg Replace Elec Boxes	2	\$10,000	OR003000001 Roseburg Replace Elec Boxes	2	\$10,000
	OR003000001 Oakland Upgrade closet doors	8	\$6,000	OR003000001 Roseburg Replace bath sink/faucet	25	\$5,000
	OR003000001 Oakland Replace porch lites	8	\$1,500	OR003000001 Oakland Replace heaters	8	\$5,000
	OR003000001 Riddle Replace flooring	4	\$14,000	OR003000001 Riddle Replace siding	8	\$45,000
	OR003000001 Riddle Add security lighting	8	\$4,000	OR003000001 Winston Replace flooring	4	\$16,000
	OR003000001 Riddle Replace porch lights	8	\$1,500	OR003002007 Reedsport Install double kitchen sink	2	\$800
	OR003000001 Winston Upgrade closet doors	7	\$12,800	OR003002007 Reedsport Sprinkler system addition	1	\$1,000
	OR003000001 Winston Replace flooring	4	\$16,000			
	OR003000001 Yoncalla Replace flooring	6	\$9,000			
	OR003002007 Reedsport Replace flooring	4	\$18,000			
	OR003002007 Reedsport Replace countertops	6	\$3,000			

Capital Fund Program—Five-Year Action Plan

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

	Subtotal of Estimated Cost	\$157,800		Subtotal of Estimated Cost	\$144,800

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY 2011	Work Statement for Year <u>2</u> FFY 2012		Work Statement for Year: <u>3</u> FFY 2013	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement	Training	\$5,000	Training	\$5,000
	Subtotal of Estimated Cost	\$5,000	Subtotal of Estimated Cost	\$5,000

Part III: Supporting Pages – Management Needs Work Statement(s)				
Work Statement for Year 1 FFY	Work Statement for Year <u>4</u> FFY 2014		Work Statement for Year: <u>5</u> FFY 2015	
	Development Number/Name General Description of Major Work Categories	Estimated Cost	Development Number/Name General Description of Major Work Categories	Estimated Cost
See Annual Statement	Training	\$5,000	Training	\$8,000
	Subtotal of Estimated Cost	\$5,000	Subtotal of Estimated Cost	\$8,000

September 23, 2010

RECEIVED
OCT 01 2010

BY: Ham D

Dear Commissioners,

Attached to this letter are some recommendations by HADCO's Resident Advisory Board (RAB) for the current Annual Plan. Due to the constraints imposed by HADCO's Board and the failure of HADCO's staff to provide sufficient information and resources, the current RAB has only been able to review the limited budgetary information provided.

A majority of the RAB feels the Plan is too important not to try to participate; but, we do so believing that our recommendations are incomplete due to the actions of the Executive Director and the Board or Commissioners. We also feel that this Plan violates key provisions of federal law such as: 42 USC 1437 c-1, 24 CFR 903.7, and 24 CFR 903.13.

More than once, we have informed HADCO that we wanted to talk policy. The Executive Director has absolutely refused to discuss policy with the RAB, although policies are part of the plan, as is evident after reading the above laws. Instead, she has stated that we were meeting to discuss the Capitol Funds Program (CFP) budget; however, neither she nor her staff were prepared to give us budget and project details when we have asked for them. Thus, we have not been given reasonable means to become informed on programs covered under the PHA Plan as required under federal law.

Although there are a few areas where we believe HADCO is violating our, and all residents', rights regarding the Annual Plan process, here is one example that directly affects every Section 8, Public Housing and VASH residents' rights. According to the CFR's, part of what the PHA is supposed to help the RAB with is, "to communicate in writing and by telephone with assisted families and to hold meetings with those families". To this date, we have not received any contact information for our fellow RAB members because the Executive Director will not give it to us. She refuses, despite the advice from HADCO's lawyer about the issue at a recent HADCO Board meeting. This has directly and adversely impacted the RAB's ability to fulfill our role and obligations as the federal program intended. We have not been allowed to call for RAB meetings for just the RAB members and/or other residents because HADCO refused to notify them or help us to do so. Therefore, not only have we not been able to communicate with the full RAB and get their input, we have not had the ability to hear from other families to find out what needs and desires they have for their housing authority.

To say the least, we are disappointed about how this whole process has been handled. From the get go, we have been treated more as unwanted obligations than as welcome partners in developing the PHA Plan. It is clear to us that it is the failure of the HADCO Board to take a leadership role in making sure that staff welcomes the RAB's participation and input that has resulted in many of the above problems, as well as, the contentious nature of the staff toward RAB members at a recent meeting.

It actually starts with where HADCO held their two meetings in September. Instead of being held at the Meyers Center, located at a local public housing project where they normally conduct business because of its location and its very accommodating meeting room, the meeting was held at the Vine Street Apts. This location is miles away from where a majority of the RAB members live, including three of whom that had no transportation. It was scheduled at a time that at least one RAB member was at work — which is where she normally is at 2 p.m. It continued when the resident manager of Vine Street offered bottled water from the vending machine to HADCO staff but no offer was made to the five RAB members present. Things continued in this vein with the Executive Director appearing openly hostile toward attendees when she was questioned. Additionally, we felt as though we were not there to give input to affect the current Annual and 5-year Plan, but to rubberstamp what the staff already had in place. It culminated when the manager of Vine Street project came out of her office and stood over the ED and another staff member with her arms folded in a confrontational manner when RAB members were disagreeing with the ED. Given all this, RAB feels that it has hardly been the atmosphere for partnership and cooperation.

This situation is made worse by what most took as a threat to get rid of public housing in order to avoid having the Annual Plan process. Although she is wrong about getting rid of the Annual Plan process, we would like the Board to consider for one minute how that sounded to the RAB members in attendance. It sounded as though she was putting us on notice that if she wanted to, she had a way to stop our involvement in the Plan process.

We also feel it is important to restate our objections to the whole process this year. As we have already stated, we feel the process has violated federal law. Additionally, we believe three meetings, with no additional opportunities to meet, controlled entirely by the ED, that were set for staff convenience with no thought for the RAB's schedule, is not only a violation of federal law, but also speaks to just how little the staff and the Board regard us. We are upset that most of the people in a position of power at HADCO did not think enough of us or HADCO to consider what would be in everyone's best interest instead of ramming through an illegal Plan that not only pushes our input aside, it also exposes HADCO to liability by your willingness to violate federal law.

Thank you for your time.

Sincerely,

William A. Cartwell, Becky Coffman,
Cindy Canfield, Jay Mayora, Christina Spar
Jamie L. Sanchez, Richard Hunt

A majority of HADCO's RAB,

Disability Policy:

HADCO should follow the guidelines for updating their disability policy provided by HUD and the U.S. Department of Justice. These rules clearly indicate that no special form is required nor is the health care professional who certifies the disability accommodation required to provide alternative accommodations or additional information that is not directly related to establishing the disabling condition.

Recognition of Residents' Rights:

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

PUBLIC HOUSING:

1. Polices (rules) drawn up by staff are not to be used until the Board of Commissioners approve the rules. HADCO's Executive Director has stated the rules for Public Housing leases are not policy. We disagree with that. Rules are policy and should be put out for comment and then approved or denied by the Board of Commissioners.
2. In Roseburg, residents would like to see a few improvements that they feel would make their housing a better place to live in. They are requesting covers over the patios, clotheslines, and a sprinkler system.

Additionally, there is some concern that the doors on the Meyers Center and at the main office of HADCO are not accessible for persons with disabilities. Therefore, a suggestion of this RAB is that HADCO change the doors so that they open electronically.

These comments, including the attached letter, are the RAB's current comments for the 2011 Annual Plan.

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

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

Part I: Summary					FFY of Grant: 2009 FFY of Grant Approval: 2009	
PHA Name: The Housing Authority of Douglas County, Oregon		Grant Type and Number Capital Fund Program Grant No: OR16S00350109 Replacement Housing Factor Grant No: Date of CFFP:			ARRA	
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09-30-2010 <input type="checkbox"/> Final Performance and Evaluation Report						
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹		
		Original	Revised ²	Obligated	Expended	
1	Total non-CFP Funds					
2	1406 Operations (may not exceed 20% of line 21) ³					
3	1408 Management Improvements					
4	1410 Administration (may not exceed 10% of line 21)	\$34,924.00	\$25,157.13	\$25,157.13	\$25,157.13	
5	1411 Audit					
6	1415 Liquidated Damages					
7	1430 Fees and Costs					
8	1440 Site Acquisition					
9	1450 Site Improvement	\$10,000.00	\$17,814.11	\$17,814.11	\$17,814.11	
10	1460 Dwelling Structures	\$288,321.00	\$304,850.40	\$304,850.40	\$304,850.40	
11	1465.1 Dwelling Equipment—Nonexpendable					
12	1470 Non-dwelling Structures					
13	1475 Non-dwelling Equipment					
14	1485 Demolition					
15	1492 Moving to Work Demonstration					
16	1495.1 Relocation Costs	0	\$1,423.36	\$1,423.36	\$1,423.36	
17	1499 Development Activities ⁴					

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

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

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

Part I: Summary					
PHA Name: The Housing Authority of Douglas County, Oregon	Grant Type and Number Capital Fund Program Grant No: OR16S00350109 Replacement Housing Factor Grant No: Date of CFFP:	FFY of Grant:2009 FFY of Grant Approval: 2009 ARRA			
Type of Grant					
<input type="checkbox"/> Original Annual Statement		<input type="checkbox"/> Reserve for Disasters/Emergencies		<input type="checkbox"/> Revised Annual Statement (revision no: 1)	
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09-30-2009				<input type="checkbox"/> Final Performance and Evaluation Report	
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	\$16,000.00	0	0	0
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$349,245.00	\$349,245.00	\$349,245.00	\$349,245.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures				
Signature of Executive Director <i>James Ambrosini</i>		Date 3/22/2011		Signature of Public Housing Director	
				Date	

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Part II: Supporting Pages								
PHA Name: The Housing Authority of Douglas County, Oregon			Grant Type and Number Capital Fund Program Grant No: OR16S00350109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA WIDE	ADMINISTRATION	1410		\$34924.00	\$25,157.13	\$25,157.13	\$25,157.13	
	CONTINGENCY	1502		\$16,000.00	0	0	0	
	FEES AND COSTS	1430		\$0.00				
	RELOCATION	1495.1		0	\$1,423.36	\$1,423.36	\$1,423.36	
	SUBTOTAL			\$50924.00	\$26,580.49	\$26,580.49	\$26,580.49	
OR003000006 WINSTON	PAINT EXTERIOR	1460	16	\$8,000.00	\$15250.00	\$15250.00	\$15250.00	COMPLETED
	SUBTOTAL			\$8,000.00	\$15250.00	\$15250.00	\$15250.00	
OR003000005 RIDDLE	GRAVEL PARKING AREA	1450	8	\$10,000.00	\$3500.00	\$3500.00	\$3500.00	COMPLETED
	INSTALL ATTIC ACCESS	1460	8	\$1,500.00	\$1350.00	\$1350.00	\$1350.00	COMPLETED
	SUBTOTAL			\$11,500.00	\$4850.00	\$4850.00	\$4850.00	
OR003000004 OAKLAND	R/R SIDING	1460	8	\$40,000.00	\$43697.20	\$43697.20	\$43697.20	COMPLETED
	SUBTOTAL			\$40,000.00	\$43697.20	\$43697.20	\$43697.20	
OR003000008 YONCALLA	LIGHTING UPGRADE	1460	15	\$8,000.00	\$4071.00	\$4071.00	\$4071.00	COMPLETED
	FLOORING	1460	3	\$10,000.00	\$16,970.00	\$16,970.00	\$16,970.00	COMPLETED
	SUBTOTAL			\$18,000.00	\$21,041.00	\$21,041.00	\$21,041.00	
OR003002007 REEDSPORT	R/R FLOORING	1460	14	\$21,000.00	\$31629.20	\$31629.20	\$31629.20	COMPLETED
	R/R BASEBOARD HEATERS	1460	34	\$24,000.00	\$23150.00	\$23150.00	\$23150	COMPELTED
	CEILING LIGHT ADDITION	1460	34	\$00.00	\$5958.00	\$5958.00	\$5958.00	Moved from Year 3 2011 COMPLETED

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 Capital Fund Financing Program

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Part II: Supporting Pages								
PHA Name: The Housing Authority of Douglas County, Oregon			Grant Type and Number Capital Fund Program Grant No: OR16S00350109 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2009		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
	REPLACE COUNTERTOPS	1460	10	\$0	\$16,470.00	\$16470.00	\$16470.00	Moved from deleted 2009 CFP Annual Statement
	Subtotal			\$42,000.00	\$77,207.20	\$77207.20	\$77207.20	
OR003000001 ROSEBURG	R/R ROOFS	1460	46	\$175821.00	\$146305.00	\$146305.00	\$146305.00	COMPLETED
	Repair Myers Center Sprinkler SYstem	1450	1	\$0	\$14314.11	\$14314.11	\$14314.11	Moved from deleted 2009 CFP Annual Statement
	Subtotal			\$175821.00	\$160619.11	\$160619.11	\$160619.11	
	TOTAL			\$349,245.00	\$349,245.00	\$349,245.00	\$349,245.00	

¹ Obligation and expenditure end dated can only be revised with HUD approval pursuant to Section 9j of the U.S. Housing Act of 1937, as amended.

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Part I: Summary					
PHA Name: The Housing Authority of Douglas County, Oregon		Grant Type and Number Capital Fund Program Grant No: OR16P00350110 Replacement Housing Factor Grant No: Date of CFFP:			FFY of Grant: 2010 FFY of Grant Approval: 2010
Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09-30-2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations (may not exceed 20% of line 21) ³	\$73,186.00	\$73,186.00	\$73,186.00	\$73,186.00
3	1408 Management Improvements	\$8,000.00	\$8,000.00	0	0
4	1410 Administration (may not exceed 10% of line 21)	\$24,253.00	\$24,253.00	0	0
5	1411 Audit	\$1,500.00	\$1,500.00	0	0
6	1415 Liquidated Damages				
7	1430 Fees and Costs	\$5,000.00	\$5,000.00	0	0
8	1440 Site Acquisition				
9	1450 Site Improvement	\$5,000.00	\$5,000.00	0	0
10	1460 Dwelling Structures	\$109,000.00	\$109,000.00	0	0
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Non-dwelling Structures				
13	1475 Non-dwelling Equipment	\$5,000.00	\$5,000.00	0	0
14	1485 Demolition				
15	1492 Moving to Work Demonstration				
16	1495.1 Relocation Costs	\$1,600.00	\$1,600.00	\$0	\$0
17	1499 Development Activities ⁴				

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Type of Grant <input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 09-30-2010 <input type="checkbox"/> Final Performance and Evaluation Report					
Line	Summary by Development Account	Total Estimated Cost		Total Actual Cost ¹	
		Original	Revised ²	Obligated	Expended
18a	1501 Collateralization or Debt Service paid by the PHA				
18ba	9000 Collateralization or Debt Service paid Via System of Direct Payment				
19	1502 Contingency (may not exceed 8% of line 20)	\$10,000.00	\$10,000.00	0	0
20	Amount of Annual Grant:: (sum of lines 2 - 19)	\$242,539.00	\$242539.00	\$73,186.00	\$73,186.00
21	Amount of line 20 Related to LBP Activities				
22	Amount of line 20 Related to Section 504 Activities				
23	Amount of line 20 Related to Security - Soft Costs				
24	Amount of line 20 Related to Security - Hard Costs				
25	Amount of line 20 Related to Energy Conservation Measures	0	0		
Signature of Executive Director <i>Jane Ambrosini</i>		Date 3/22/2011		Signature of Public Housing Director	
				Date	

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Part II: Supporting Pages								
PHA Name: The Housing Authority of Douglas County, Oregon			Grant Type and Number Capital Fund Program Grant No: or16p00350110 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
HA WIDE	OPERATIONS	1406		\$73,186.00	\$73,186.00	\$73,186.00	\$73,186.00	0
	TRAINING	1408		\$8,000.00	\$8,000.00	0	0	Scheduled winter /spring 2011
	FEES AND COSTS	1430		\$5,000.00	\$5,000.00			
	ADMINISTRATION	1410		\$24,253.00	\$24,253.00	0	0	
	AUDIT	1411		\$1,500.00	\$1,500.00	0	0	
	CONTINGENCY	1502		\$10,000.00	\$10,000.00	0	0	
	REPLACE UTILITY TRAILOR	1475	1	\$5,000.00	\$5,000.00			Summer 2011
	RELOCATION COSTS	1495.1		\$1,600.00	\$1,600.00			
	SUBTOTAL			\$128,539.00	\$128,539.00	0	0	
OR003000001 ROSEBURG	UPGRADE ELECTRICAL BOXES	1460	4	\$10,000.00	\$10,000.00	0	0	RFB Being prepared
	REPLACE FLOORING	1460	4	\$12,000.00	\$12,000.00	0	0	Spring/Summer 2011
	REPLACE SIDING	1460	4	\$20,000.00	\$20,000.00	0	0	RFB Being prepared
	SUBTOTAL			\$42,000.00	\$42,000.00	0	0	0
OR003000001 OAKLAND	REPLACE STAIR HANDRAILS ON 3 BD UNITS	1460	4	\$12,000.00	\$12,000.00	0	0	Spring/Summer 2011
	SUBTOTAL		8	\$12,000.00	\$12,000.00	0	0	0
OR003000001 RIDDLE	UPDATE CLOSET DOORS TO STANDARD SIZE	1460	8	\$6,000.00	\$6,000.00	0	0	Spring/Summer 2011
	SUBTOTAL	0	0	\$6,000.00	\$6,000.00	0	0	

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Part II: Supporting Pages								
PHA Name: The Housing Authority of Douglas County, Oregon			Grant Type and Number Capital Fund Program Grant No: OR16P00350110 CFFP (Yes/ No): Replacement Housing Factor Grant No:			Federal FFY of Grant: 2010		
Development Number Name/PHA-Wide Activities	General Description of Major Work Categories	Development Account No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised ¹	Funds Obligated ²	Funds Expended ²	
OR003000001 WINSTON	INSTALL SECURITY FENCE	1450	1	\$5,000.00	\$5,000.00	0	0	Spring/Summer 2011
	SUBTOTAL			\$5,000.00	\$5,000.00			
OR003000001 YONCALLA	REPLACE FLOORING	1460	6	\$9,000.00	\$9,000.00			Spring/Summer 2011
	EXTERIOR PAINT	1460	15	\$10,000.00	\$10,000.00	0	0	Spring/Summer 2011
	SUBTOTAL			\$19,000.00	\$19,000.00	0	0	0
OR003002007 REEDSPORT	REPLACE FLOORING	1460	4	\$18,000.00	\$18,000.00			RFB Being Prepared
	REPLACE COUNTERTOPS	1460	14	\$12,000.00	\$12,000.00	0	0	Spring/Summer 2011
	SUBTOTAL	0	0	\$30,000.00	\$30,000.00	0	0	0
	TOTAL			\$242,539.00	\$242,539.00	\$73186.00	\$73186.00	

Attachment 10.0 (b)

Definition of Substantial Deviation /Modification and Significant Amendment

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

The Housing Authority of Douglas County defines substantial deviations as:

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

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

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

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

HADCO Board Response. 2011 RAB Comments were received late at HADCO's Administrative Office on October 1, 2010 at 11:00 am the day the Annual Plan went out for 45 day comment. These comments were treated as public comment:

1. HADCO Disability Policy. The HADCO board will review the current policy within the next six months.
2. Recognition of Residents Rights. The HADCO board agreed with the RAB's comment. HADCO will follow recognition of resident's rights.
3. Public Housing. The HADCO board will review the current PH lease within the next six months.
4. Public Housing. The HADCO board approved patio covers for Public Housing units.
5. Public Housing. The HADCO board approved clothes lines for Public Housing units
6. Public Housing. The HADCO board approved electronic doors for HADCO Administration Office.
7. Public Housing. The HADCO board approved electronic doors for Myers Center.
8. Public Housing. The HADCO board do not approve the sprinkler system for the Public Housing units.

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

(Provide a statement of the PHA's progress against the goals and objectives established in the previous 5-Year Plan for the period FY 2011 – 2015.

Goal 1

Expand the supply of assisted housing;

Objective: Apply for additional rental vouchers

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

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

Progress: HADCO will continue to research additional housing opportunities.

Goal 2

Increase assisted housing choices.

Objective: Provide voucher mobility counseling

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

Objective: Conduct outreach efforts to potential voucher landlords

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

Objective: Allocate 5 more home ownership vouchers

Progress: HADCO has 3 home owners with vouchers and have 2 that will be ready to close within 2 years (2013)

Goal 3

Promote self-sufficiency and asset development of assisted households.

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

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

Goal 4

Objective: Ensure equal opportunity and affirmatively further fair housing.

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

Progress: HADCO provides ADA & visitable units. HADCO has a Reasonable Accommodation Process and partners with community organizations to sponsor the Fair Housing Council of Oregon to present training at the Myer Center.

HADCO STRATEGY FOR ADDESSING HOUSING NEEDS

Annual Plan 2011

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

The availability of housing for single, couples or elderly is little to none. HADCO's waiting list for one and two bedrooms housing is closed. There is little turnover in our housing for those type of units. We have 251 (combined Public Housing and Section 8) elderly households waiting for housing. Building one bedroom units would be the priority and two bedrooms are secondary.

HADCO's Recap of Resident Advisory Board Recruitment and Meetings:

August 4, 2010 Recruitment Meeting to form a RAB

Two meeting times were scheduled on August 4, 2010 one at 10:00 am & 2:00 pm to accommodate busy schedules. A RAB was formed this day. The following Public Housing residents and Section 8 participants formed a RAB: William Cantwell, Joy Mayorga, Claire Dalzell, Becky Coffman, Trudy Kitzmiuer, Cindy Canfield , Jamie Sanchez, Daniel Norton, Dorice Thomas and Will Wager.

August 11, 2010 Resident Advisory Board Meeting

HADCO and the RAB discussed two items that need to be budgeted. The Roseburg facility needs to repair foundation at 924. Reedsport needs to replace kitchen cabinets, countertops, range hoods and sinks. All RAB members attending the meeting agreed with the work list. Joy Mayorga recommended adding shade cover patios and clothes lines in Roseburg. William Cantwell recommended installing a sprinkler system in Roseburg. The following RAB members were present: William Cantwell, Joy Mayorga, Claire Dalzell and Becky Coffman.

September 7, 2010 Resident Advisory Board Meeting

RAB members in attendance received a copy of the completed proposed Annual Plan. Comments sheets were handed out for everyone's convenience. Those in attendance were told comments were due on or before September 15, 2010. The following RAB members were present: William Cantwell, Cindy Canfield, Jamie Sanchez, Rick Hunt and Christine Spain.

September 15, 2010 Resident Advisory Board Meeting

The purpose of this meeting was to collect comments from the RAB. No comments were submitted to HADCO at this meeting. The following RAB members were present: Cindy Canfield, Jamie Sanchez, Christine Spain, Rick Hunt, Joy Mayorga and Becky Coffman.

October 1, 2010 HADCO Begin 45 day comment period for Annual Plan.

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

Waiting list type: (select one)

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

If used, identify which development/sub jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	1682		51
Extremely low income <=30% AMI	1462	87%	
Very low income (>30% but <=50% AMI)	193	11%	
Low income (>50% but <80% AMI)	27	2%	
Families with children	755	45%	
Elderly families	168	10%	
Families with Disabilities	446	27%	
Race/ethnicity - White	1445	86%	
Race/ethnicity - Black	14	.8%	
Race/ethnicity - Amer. / Ind.	17	1%	
Race/ethnicity - Hispanic	48	3%	

Characteristics by Bedroom
Size (Public Housing Only)

1BR (closed)	899	53%	5
2 BR (closed)	600	36%	35
3 BR	179	11%	11
4 BR	4	.2%	5
5 BR			
5+ BR			

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

If yes:

How long has it been closed (# of months)? 19

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

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

No Yes

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

Waiting list type: (select one)

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

If used, identify which development/sub jurisdiction:

	# of families	% of total families	Annual Turnover
Waiting list total	1150		
Extremely low income <=30% AMI	952	83%	
Very low income (>30% but <=50% AMI)	165	14%	
Low income (>50% but <80% AMI)	33	3%	
Families with children	1134	99%	
Elderly families	83	7%	
Families with Disabilities	188	16%	
Race/ethnicity - White	1029	89%	
Race/ethnicity - Black	29	3%	
Race/ethnicity – Amer. / Ind.	34	3%	
Race/ethnicity – Hispanic	52	5%	

Characteristics by Bedroom
Size (Public Housing Only)

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

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

If yes:

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

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

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

No Yes

LOW RENT PUBLIC HOUSING PROGRAM NEEDS ASSESSMENT LIST

2015 Annual Plan

CFP

Roseburg:

- | | |
|---|----------|
| 1. Foundation repair 924 Stanton | \$15,000 |
| 2. Electronic Doors HADCO Administrative Office | \$10,000 |
| 3. Electronic Doors Myers Center | \$ 8,000 |

Reedsport

- | | |
|--|-----------|
| 1. Replace kitchen cabinets, countertops, range hoods, sinks | \$140,800 |
|--|-----------|

Total	\$173,800
-------	-----------

OPERATING 2011

Roseburg

Replace 7 ranges and 7 refrigerators	\$5,250
Tree Trimming	\$5,000
Patio Covers	\$12,000
Clothe Lines	\$12,000

Oakland

Replace 1 range and 1 refrigerator	\$ 750
Patio Covers	\$1,600
Clothe Lines	\$1,600

Riddle

Replace 1 range and 1 refrigerator	\$ 750
Tree Trimming	\$1,000
Patio Covers	\$1,600
Clothe Lines	\$1,600

Winston

Replace 2 ranges and 2 refrigerators	\$1,500
Patio Covers	\$2,800
Clothe Lines	\$2,800

Reedsport

Replace 4 ranges and 4 refrigerators	\$3,000
Patio Covers	\$9,600
Clothe Lines	\$9,600

Yoncalla

Replace 2 ranges and 2 refrigerators	\$1,500
Tree Trimming	\$3,000
Patio Covers	\$2,800
Clothe Lines	\$2,800

Total \$82,550

Housing Authority Wide

Training	\$8,000
Admin	\$25,000
Audit	\$1,500
Fees/Costs and A&E	\$5,000
Contingency	\$10,000
Operations	\$45,000

Total \$94,500

Grand Total \$350,850

Safety and Crime Prevention

HADCO recognizes the need to have a plan for safety and crime prevention to ensure the safety of the public housing residents. Currently, (2010) the public housing neighborhoods are not experiencing excessive crime or drug activities. The neighborhoods are currently monitored by the property managers, neighbors, residents and maintenance staff.

When needed measures arise to ensure the safety of public housing residents HADCO will request local law enforcement to engage an officer to drive through the public housing neighborhood. This practice will deter crime in the area.

The lease agreement provides clauses to address criminal activity on the premises. This would also include guests of the tenants. When there are complaints or concerns the police will be contacted to conduct a "knock and talk" to the household.

HADCO has properties in the rural areas of Douglas County. The jurisdiction of these areas would be the local or city police and the Douglas County Sheriff's office.

The Housing Authority of Douglas County Oregon does not have any projects designated housing for elderly and disabled families

Violence Against Women Act of 2005 (VAWA)

The Housing Authority of Douglas County provides information regarding VAWA to all participants and applicants of the Public Housing and Section 8 Programs. The Housing Authority networks with Battered Person's Advocacy, Roseburg Rescue Mission and Woman's Shelter.