

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.

The make-up (housing needs) of the current waiting list is as follows:

TYPE	extremely low income (%)	very low income (%)
All	75	25
Elderly	6	6
Disabled	11	4
Black/African Am	1	0
Amer Ind/Alaska Native	3	1
Asian	0	0
Na. Hawaiian/Pac Is	0	0
Hispanic	4	1

9.0

As evidenced by the chart, there is an absence of race and national origin issues in Josephine County with the exception of Hispanic. The Housing Council has adopted a Limited English Proficiency policy as well as posted a notice in the office lobby offering oral translation into Spanish if requested. Outreach is provided to La Clinica del Valle and the Hispanic Solutions Center, both in Jackson County. There are no known Hispanic organizations in Josephine County.

The Housing Council has identified 493 units of subsidized housing in Josephine County targeted to elderly/disabled families and 39 units of subsidized units specifically targeted to the chronically mentally ill. Of these units, 33 are accessible with several more adaptable. Fifteen percent of the waiting list is made up of disabled families. Twenty three percent of current voucher participant families have one or more disabled members. This shows that the Housing Council is succeeding in housing disabled families. The five-year Mainstream program of 75 vouchers is kept at 100% lease up.

Subsidized housing for elderly/disabled works in conjunction with housing choice vouchers to address the housing needs of this group. The current SSI payment is \$698 per month. According to the National Low Income Housing Coalition, affordable rent in Josephine County for a single person receiving SSI is \$202.

Open market units owned by private landlords are utilized under the housing choice voucher program. All units under the program meet housing quality standards. The majority of units is in the Grants Pass urban growth boundary; however there are also housing opportunities in the Illinois Valley around the Cave Junction area for those seeking a more rural setting. One-bedroom units that are not subsidized can be difficult to find however a voucher may help a single person rent a larger bedroom unit. Throughout Josephine County, the mix of two and three bedroom units is fairly equal in single family and apartment/townhomes. Manufactured homes are primarily found outside the urban growth boundary.

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>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.</p> <p>Goals previously stated and progress:</p> <ol style="list-style-type: none"> 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 High for the last fiscal year. The Housing Council continues its efforts to lease all available units and/or utilize maximum budget authority while maintaining some net restricted assets. Changes in funding methods and re-benchmarking have made this a challenge as well as a drastic reduction in Admin Fees resulting in less available staff and time. 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. Families are encouraged to utilize email through the JHCDC website when possible. <p>(b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA’s definition of “significant amendment” and “substantial deviation/modification”</p> <ol style="list-style-type: none"> b.1. Substantial Deviation from the 5-Year Plan <ul style="list-style-type: none"> Changes to the Mission Statement of the Josephine Housing Council Changes to admissions policies or organization of the waiting list b.2 Significant Amendment or Modification to the Annual Plan <ul style="list-style-type: none"> Changes to tenant selection criteria
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