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HOMES FOR GOOD HOUSING AGENCY

BOARD OF COMMISSIONERS MEETING THURSDAY JUNE 24th 2021

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Agenda

Homes for Good Housing Agency

BOARD OF COMMISSIONERS



Location of the meeting:

This meeting will be conducted via public video call and conference line (see details below).

Thursday, June 24th, 2021 at 3:30pm

To prevent the spread of COVID-19 Homes for Good will be conducting the June 24th, 2021 meeting via a public video call with dial-in capacity. The public will be able to join the call, give public comment, and listen to the call:

Topic: June Board Meeting

Time: Jun 24, 2021 03:30 PM Pacific Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/82131340162?pwd=RlFGLytzblI2WEZGZTYzZURNbnFDOT09>

Meeting ID: 821 3134 0162

Passcode: 619781

Dial by your location

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

1. PUBLIC COMMENTS – 20 Minutes

(Maximum time 20 minutes: Speakers will be taken in the order in which they sign up and will be limited to 3-minutes per public comments. If the number wishing to testify exceeds 10 speakers, then additional speakers may be allowed if the chair determines that time permits or may be taken at a later time.)

2. COMMISSIONERS' RESPONSE TO PUBLIC COMMENTS AND/OR OTHER ISSUES AND REMONSTRANCE (2 min. limit per commissioner)

3. ADJUSTMENTS TO THE AGENDA

4. COMMISSIONERS' BUSINESS

5. EMERGENCY BUSINESS

6. ADMINISTRATION

A. Executive Director Report (Estimated 10 minutes)

B. Approval of 5/19/21 Board Meeting Minutes

C. **ORDER 21-24-06-01H** — In the Matter of Approving the Submission of the PHA FY22 Annual Plan. (Melanie Church, Data Analyst) (Estimated 20 Minutes)

- D. **ORDER 21-24-06-02H—** In the Matter of Approving the Submission of the Five-Year Capital Fund Action Plan 2020-2024. (Kurt von der Ehe, Capital Projects Manager) (Estimated 15 Minutes)
- E. **ORDER 21-24-06-03H—** In the Matter of Recommending a New Governance Structure for the Homes for Good Board of Commissioners to the Lane County Board of Commissioners (Jacob Fox, Executive Director) (Estimated 15 Minutes)
- F. **ORDER 21-24-06-04H—** In the Matter of Authorizing the Executive Director or Executive Director Designee to Adopt and Ratify a Memorandum of Understanding with AFSCME Local 3267 Regarding Juneteenth and Indigenous Peoples Day as Agency Paid Holidays (Bailey McEuen, Human Resources Director) (Estimated 10 Minutes)

7. OTHER BUSINESS

Adjourn.

UPCOMING AGENDA ITEMS

July 21st

- BO: Parkview Terrace Exterior Paint
- WS: Budget process
- WS: EST + Strategic Equity Plan
- Presentation: Q2 Awards

August 25th

- WS: Landlord Engagement
- BO: Appointed Commissioner Recruitment Process

September 29th

- BO: Lindeborg Bathroom Remodel Contract
- BO: Budget FY 2022

October 20th

- Presentation: Q3 Awards

December

- WS: Resident Services and FSS
- BO: Appointed Commissioner Confirmation

We are navigating challenges in getting our assigned HUD Financial Analyst to approve our FY19 audit and financial statements. Per the HUD Financial Analyst, the issue preventing approval is that our FY19 financial statements do not have adequate detail and disclosures specific to how the HUD HOME Investment Partnership Program (HOME) loans are reported. Historically the majority of our HOME funds are for our real estate development projects in Eugene and Springfield. For prior years' audits, HUD has never rejected our audit and financial statements for the reasons they are presently and based on our discussions with HUD, this appears to be an emerging issue for them. The modifications for HOME that HUD may require for our FY19 Financial Statements would require decreasing the Agency's opening net position by \$(6.4mm). The modifications to address this issue in the financial statements has required over 100 hours of time investment for Jeff Bridgens our Finance Director. This materiality of the changes to our FY19 financial statements will compel Moss Adams to make a decision on whether to reissue their opinions, in the event we re-state our FY19 financial statements. The delay also has prevented Moss Adams from being able to make progress on our FY20 audit because the modifications for our FY19 financial statements need to be approved by HUD and then our FY20 financial statements need to be modified to reflect the new level of detail and disclosures for HOME loans. We don't have a date certain for when our FY20 audit will be complete. Lastly, the delay in reporting FY20 has resulted in us receiving a notice of default for failure to provide audited financial statements, from a lender for a RAD Phase 2 bridge loan. We are negotiating with this lender to remedy this notice of default by modifying our submission deadline.



On June 3rd Commissioner Buch, Ela, Steve and I had the opportunity to provide Senator Merkley and Senator Wyden a tour of the Lazy Days Mobile Homes Park that was destroyed by the Holiday Farm Wildfire. We were able to share our vision for the redevelopment of the mobile home park and explain how the congressionally directed spending request that we have submitted to the Senators would be instrumental in our efforts to rebuild infrastructure and housing in service to the people from the community displaced by the wildfire. The geo tech assessment of the Lazy Days site is nearing completion. The report will include hazards related to landslide potential from the slope on the north side of the site along with remediation recommendations. It is our initial assessment that the landslide remediation will be complex and the associated costs will be significant. On this same trip upriver we also met with Lane Tompkins, the Superintendent of the McKenzie School District. He is interested in partnering with Homes for Good to support the Lazy Days park rebuild and explore other housing development opportunities in Blue River.



Photo Courtesy of BDA Architecture and Planning



EXECUTIVE DIRECTOR REPORT

JUNE 2021

Homes for Good in partnership with Lane County have had to become engaged in supporting the completion of the lease up and resident behavior stabilization at The Commons on MLK. Onsite staff from ShelterCare and Quantum Property Management have been challenged to balance the operational needs, the resident needs and the work duties associated with leasing up all 51 units. We have also engaged with leadership from the City of Eugene and the Eugene Police Department to discuss the significant number of emergency calls for service to the apartment community and how we can more closely coordinate in our stabilization efforts. Lane County has dedicated staff to provide additional support with the referrals from the Coordinated Entry Waiting List. Home for Good has added unrestricted funds to engage security, increase front desk staff, increase maintenance staff, create a new Homes for Good resident services position, provide free laundry and increase onsite staff training. We know that this level of funding infusion from Homes for Good to The Commons on MLK is not sustainable long term and we think this upfront investment will stabilize the property and allow for a reduction or elimination of this unrestricted funding infusion over time. We will continue to engage with Lane County and our health care partners to identify resource needs, and the correlating funding to address resource needs, so that The Commons on MLK can stabilize and deliver positive resident outcomes.



Steve Ochs has continued his due diligence specific to Homes for Good's possible use of community benefit agreements. This due diligence includes engaging with our legal counsel to determine Homes for Good's authority to adopt elements of a community benefit program under the existing public contracting code. If Senate Bill 420 passes this bill will create clear guidance for the adoption procedures and parameters for a Community Benefit Program (CBP). We expect SB 420 to pass and the next steps for us is to begin to determine financial impacts associated with adopting a CBP and whether this program will create negative impacts for small businesses and sub-contractors that may not have the financial capacity to comply with requirements associated with a CBP.

MINUTES

Homes for Good Housing Agency

BOARD OF COMMISSIONERS



Location of the meeting:

This meeting will be conducted via public video call and conference line (see details below).

Wednesday, May 19th, 2021 at 1:30pm

To prevent the spread of COVID-19 Homes for Good conducted the May 19th, 2021 meeting via a public video call with dial-in capacity. The public was able to join the call, give public comment, and listen to the call.

Michelle Thurston: Welcome to the May 19th, 2021 Homes for Good Board Meeting. This meeting will be recorded for the public.

1. PUBLIC COMMENTS – 20 Minutes

None.

2. COMMISSIONERS' RESPONSE TO PUBLIC COMMENTS AND/OR OTHER ISSUES AND REMONSTRANCE (2 min. limit per commissioner)

Joe Berney: I just want to apologize to the Board, I do have to leave at 2:30 this afternoon for another engagement.

3. ADJUSTMENTS TO THE AGENDA

Laurie Trieger: Given that Commissioner Berney has to leave early, and I believe Commissioner Bozievich is absent today. I wondered if we wanted to reorganize things to keep more of our voting members?

Michelle Thurston: Yes, we were discussing earlier that since we have a couple of commissioners that are going to be needing to step out early, that we're going to go ahead and adjust the agenda to have the work session for governance moved ahead of our board orders. Is everybody okay with that?

Commissioners agree to move the Worksession ahead of the Board Orders.

4. COMMISSIONERS' BUSINESS

Pat Farr: I have a mental health advisory committee meeting, which starts at 2:30. I'll stay past 2:30, listening to that meeting and leave this meeting when I need to step into the other meeting.

Laurie Trieger: I just wanted to appreciate the Homes for Good staff, I both participated in the public Town Halls on housing, and then also the Friendly Area Neighbors presentation, which is my own neighborhood association, and one of the nine neighborhood associations in my district. Steve and Beth were part of a presentation on housing and affordable housing options at the Neighborhood Association meeting last week, and just really great presentations and great conversation in the

community about affordable housing broadly, and particularly, I just think it's great as people are getting more and more of a sense of what Homes for Good does, and where the work of this organization fits in the broader picture around affordable housing in our community, so just appreciating staff. I know it takes a lot of time to put those presentations together and participating in those kind of meetings in the evening hours, and I'm just really grateful for all your great work.

Pat Farr and **Joe Berney** leave the meeting at 2:26pm. **Jay Bozievich** is excused.

5. EMERGENCY BUSINESS

None.

6. ADMINISTRATION

A. Executive Director Report (Estimated 10 minutes)

Jacob Fox: I'll just recap a couple of things that I've framed for the Board in my report, and then I have something that's come up since then that I just need to get the Board aware of, so first: The Commons on MLK. Things are challenging at The Commons on MLK right now, most of it is related to resident behavior and also staffing levels. We built out the staffing levels based on best practices from around the nation, and there's a total of 17 FTE that are funded either by the supportive services budget or the operating budget at The Commons on MLK. Basically, we're bringing in folks that have been chronically homeless for many years and who are frequent users of emergency services, and there have been some incidents of person-on-person violence. No one's been seriously injured. We're working closely with Lane County to think about how to bring additional resources into the building, like security, additional desk staff, and supportive services staff. Some of that's going to require an investment from Homes for Good, and some of that's going to require an investment from Lane County. And a lesson learned for us is we really have to have robust staffing beyond even what's a national best practice as we open up these buildings and get to know the residents and start supporting the residents more intentionally. For the Keystone and The Nel we'll be working with Lane County and coming up with more funding so that there's a very robust staffing to begin with, and then as things in the building stabilizes, then we can go back to the base budgeted FTE and services in the building.

Pat Farr: I have heard rumblings about that, and as we talked about this, and we've been talking about MLK for years and years now, and understanding that the people that would be housing initially and an ongoing basis would have challenges, it's good to identify things early. I think everybody in this room, and I know I certainly feel, that MLK Commons and should be a demonstration project that shows people that this type of facility is a type of facility we need to invest more money or more resources into providing more facilities. So, whatever we need to do at this point in time, Mr. Fox come up with a plan, and I am ready to make MLK Commons work to the best of its ability. I understand that ShelterCare has been challenged a little bit with their staffing, and the staffing needs, and I'd like to hear more about that, maybe not from you, but maybe Michelle Hanks can at some point that gives a little bit of an update from her perspective. But really at this point, we've put a lot into the MLK Commons, and I know in my heart, and we all know that this is the type of site we need, let's just do what it takes to make sure it has a good start. I really, truly appreciate what you're saying about Keystone and The Nel. Taking the example that we're experiencing right now at the MLK Commons and trying to avoid it by more robust staffing from the onset.

Laurie Trieger: Has there been conversation amongst providers about anything that could be being done in advance of moving folks into the facilities to better prepare them for success upon move in?

Jacob Fox: I haven't been a part of that explicit conversation, obviously that makes a lot of sense to me, and I really appreciate that input. I'm certain that discussion has been had. This is the first building of its type in Lane County, we knew we were going to encounter challenges that we didn't expect, and I think that's a good point that I can take back and then give you more information once I have it.

Laurie Trieger: Great, that would be great, thank you. And if we maybe get a sort of lessons learned panel or something like that, whether this is the right group or if there are other forums where that's happening, if you could let us know, I'd love to listen in on something like that, if it's not going to happen within our agenda here.

Heather Buch: I really appreciate you letting us know. I kind of harken back to the days in which I was first starting out with the redevelopment of some pretty challenging mobile home parks, and actually security was the one thing we didn't think of either, and we quickly learned that we needed it, especially in the evening hours, and we had to pay extra initially for about six months before things stabilized. I know this is a different unique circumstance, but people have similar personal challenges that you're dealing with, and I wish I have thought of that sooner to be able to convey that knowledge too, but the connections just weren't all in that one sphere, but I completely understand your decisions and support you all the way.

Joe Berney: Rather than discussing, as we do move forward, in addition to that, not only a lessons learned, but a recommendations, not just for this particular project, but for other projects in other communities that are also breaking ground and trying to figure out how to house this population and provide services to them. I think maybe we can turn lemon into lemonade and develop almost a template, not just for Homes for Good, but for others as they enter into this space that very much needs to be entered into.

Char Reavis: I just wanted to add a little bit about that. It's so sad because people are coming from a place where it's a fight or flight, where they had to protect themselves, and they're in that mode and they've got to move into a mode where they're not feeling that fight or flight anymore, and it's a process, and I just want us to be cognitive of that. I also really think security is a good idea, but I hope we can do it in a way that it doesn't make things worse because people in the situation of had to deal with law enforcement more than most, and that's a scary thing too. And so that was just my thought, and that we be really thoughtful about it, and it is their new home, and I don't know how to do that.

Pat Farr: I don't want to belabor this any more than, we've already spoke about, and Jacob has a plan to move forward, but we do have the other two projects that we are in fact breaking ground on right now, we have an opportunity as Commissioner Berney said to learn from what has happened at MLK, but also as you know that ShelterCare has some experience with this, with the people moving in, following a fight or flight, as Commissioner Reavis says. I am confident that you can put a plan in place, and it will be good for us here for the projects that we're building and as Commissioner Berney has suggested a template for others to use elsewhere.

Jacob Fox: I think, Char, you touched on something that is important, that we are moving people in the building and their behavior has been a certain way when they've been chronically homeless and frequent users of emergency services, that behavior has to shift, and I think we all know because we're human that shifting behavior does take the time. On security, just so you know, it's my understanding that it's the same company that we worked with at Bridges on Broadway, and they're in plain clothes, so we've tried to be thoughtful about not putting someone with a uniform and badge

in the building, but someone that knows how to deal with violent situations and can deescalate with those tools.

Moving on from the Commons on MLK, we had a fall, a five-year-old young man fell out of the second floor building at Richardson Bridge last week, and I did text board members, but we did hear yesterday that he was back on the property and playing with other kids, so for us, that was just really powerful, positive news. We're obviously wanting to think about what lessons we can learn, our insurance company is currently investigating, and once the investigation complete, we can share more with the board. We have our own ideas about ways that we can educate residents about the hazard, but we want to allow the investigator to do their work, and then use that plus our ideas continue to be committed to safety.

I have referred to Bridges on Broadway, and I think I've informed the Board that that's the name that was proposed by the people living in the lodging facility formerly known as the Red Lion, we do need the Lane County Board to approve the name.

On Lazy Days, the site is cleaned up, we're starting to assess the water and systems, there's an immense amount of support from state and federal agencies, so that work continues. We were just informed that Senator Merkley and Senator Wyden may be touring the property on June 2nd and Heather will be a part of the engagement with the Senators at Lazy Days.

And then the last thing I'd say about wildfires that a significant number of people are moving out of the Bridges on Broadway and into Sarang and Hayden Bridge Landing. Those two apartment communities: Sarang in Eugene and Hayden Bridge Landing in Springfield, recently were completed, and it's just really powerful for us to think that families are moving out of the Bridges on Broadway and into permanent housing.

We received an allocation of new HUD Vouchers that are called Emergency Housing Vouchers, they function fairly similarly to a Housing Choice Voucher. They are limited in duration, so at the end of three years HUD is telling us that these vouchers will go away. I'm not sure that will occur, they could convert them into Housing Choice Vouchers, depending on federal funding levels. What's interesting about these vouchers as they come with supportive services dollars and dollars for deposits and their intended to target people experiencing homelessness, and/or domestic violence. HUD wants us to take referrals from the Coordinated Entry Waiting List so those referrals will come from Lane County, and we don't think there's enough people on the Coordinated Entry Wait List to fill these in a quick timeline that HUD is requiring so we are in close collaboration with the County. We met with them this morning, obviously, they're going to be an important partner, but we may take referrals from other organizations as well, and we'll keep you posted on that.

The last thing, it's not on the report, but I did want to give the board a heads up that were intended to apply for a HUD program called Moving the Work. Moving to Work is a program that was created in the late 90s, and it gives housing authorities, regulatory flexibility to serve communities in deeper and more thoughtful ways, and also it gives us some flexible financial tools where we can move money between our big federal programs. So, for example, if the Housing Choice Voucher program had a lot of money in reserves you can use that money to do a capital repair on a Public Housing property. As it exists now, we don't have that flexibility. More for Char and Michelle than anyone else, the timeline to submit it pretty quick, and it comes with a couple of resident meetings, the focus of our application will be landlord incentives for our Housing Choice Voucher program, and then there's some back office funding flexibility that we get that comes with that designation. So, Char and Michelle, Beth will become to the RAB on June 8th, to give a deeper briefing and get input, but I think the resident meetings have to occur maybe that same day or maybe right after.

Greg Rikkof: I did want to share with you, Jacob, and now is this good a time as any. At yesterday's meeting 5/18 meeting of the Board of the Lane County Commissioners, they voted 5-0 to rename the building formerly known as the Red Lion to Bridges on Broadway. So that it's a done deal

Char Reavis: Yeah, I would love to know more about the Moving to Work, because I've been to conferences where they talk about this, and I'm not sure how I feel about it in some senses, especially in our county where there are so many people that just can't make ends meet on their wages and how that would impact our residents, and so I'm hoping that we can put it on the agenda to really talk about it in the context of impact to residents.

Jacob Fox: We did put that lens on it. We're applying for what's called cohort #4, which is focused on landlord incentives, but there were other cohorts that had an emphasis that was less resident thoughtful in my opinion, and we chose not to apply for those cohorts. So, what you're alluding to, I believe, was cohort #2, which was focused on rent reform. That's where your discussing term limits or certain self-sufficiency requirements, and we did not apply for that cohort because we didn't feel like it was sensitive enough to people we serve. I haven't seen any downside, and in terms of residents and being able to provide incentives to landlords to lease up Housing Choice Vouchers, there only appears to have upsides in my due diligence as far.

C. **WORK SESSION — Governance** (Jacob Fox, Executive Director) (Estimated 30 Minutes)

Jacob Fox: Just in terms of process, we came before the board and did a work session last month about the possibility of the Government structure, we're doing another work session today, so there's no decision that has to occur this month, and what we did was listen deeply and tried to prepare a short slide deck that looks at some different possible models, one of which includes five main County Commissioners continuing to serve on the board.

Jacob goes through the Governance slide presentation

We're growing exponentially as an organization, both in terms of FTE, total annual budget, number of real estate development projects in community. Just to give you a sense of that, in the last month, we've increased our FTE by over 10 employees, so that's 10% growth in a month, and when we go through the budget process this summer, I am estimating that we would come to the board with at 10 more FTE included in the base budget. So, we're talking about over the course of a year, a 20% growth just in our employee base. What's catalyzing that is that we're receiving large allocations of federal and state funding. Over the last couple of months, the Board approved me to sign IGA with the State of Oregon for \$18 million that will be part of the Landlord Compensation program. We signed an IGA with Lane County for another \$7 million, and we've also now got the new Emergency Housing Vouchers. Our growth is really compelling and quite frankly, intense, so we all are deeply passionate about the need for there to be racial and social justice change in our nation and our local community. When we apply for grants we are often asked the demographic makeup of our Board, and obviously we, in my opinion, could have more leaders of color on the board, and that's an area of passion for me.

Then there's public confusion about the relationship between Lane County and Homes for Good, and it just feels to me like different governance board can allow us to educate the community about how we're different organizations, and how are also synergistic in terms of how we partner with each other.

One big thing is, we need a lot more time from board members, and for me, that is 5-10 hours a month. We need at least two sub-committees: Audit Finance and Real Estate development, Audit Finance may not meet every month, except they're in the audit process, but real estate development needs robust board engagement, and I actually think of a 90-minute meeting every month would be necessary. And then because we're always going to be connected to Lane County and Lane County Board of Commissioners is going to appoint the Home for Good Board, that connection is always going to be healthy and synergistic. But if we can recruit people from the community that are leaders in the communities, for me, it just increases the footprint of our reach and our deliberate connectivity with a community.

Jacob goes through the difference governance structure options and a potential timeline for the institution of a new board.

Laurie Triege: It hasn't taken me long to recognize your strengths and skill as a leader, and one thing I've learned in my decades and non-profits and in multiple board service and so on, is when you have a good leader, you follow them, and so I really appreciate your recommendation I take it very seriously. I think it carries a lot of weight, I also really appreciate the challenge and the struggle, I've never been part of an organization that basically inherits a board that is seated at the will of constituents that don't understand part of what they're doing is putting someone on a board of an organization that has this magnitude of impact and import in the community. Every other board is usually a board that grows itself, and so that's a very interesting and odd dynamic, and so I really get the inherent challenges in that and appreciate you trying to work to make the board be a better fit with most boards and where it's an opt-in, an active opting-in of the board members themselves based on their commitment to the mission of the organization, content expertise, and therefore a willingness and a readiness and an appetite to engage and spend the time and effort that it takes to steward the organization. I also really see the value, I'm assuming those sub-committees in that model you posed would be another way to engage a broader part of the community that those committees would be seated with folks from the community, and again, in my experience, committees are one of the best ways to build the bench and create a pipeline to the board. When you're constrained by having seven-member board, five of whom are selected by voters, you're really limiting yourself and therefore the opportunities for the organization to grow and be more responsive, so I appreciate the presentation. I take your recommendation really, really seriously, my only hesitation or the thing I would want to tease out and talk a little bit more about is the hesitancy or the reluctance or the downside of growing the board to a total of nine, whether that's two electives and seven other, or four and five is less of what I'm concerned about. It's a fairly small board, easier to have more participation and keep your quorum with a slightly larger group, so that's my main question for you at this juncture.

Char Reavis: Well, I've been on the board for 10 years now, and one of the things that's always been difficult is, for the Homes for Good Board, is that our Lane County Commissioners-- all of you here are actively busy and working hard and always go into committees and things because that's your job. Today, both Commissioner Berney and Commissioner Farr both have to leave early, and Jay isn't here. So that actually leaves just a quorum. I think that's part of our problem. Because back in the day, when I first started, we weren't having board meetings every month, and it was sporadic, and so I just really feel like it's time to do this, and lessen the load on the Lane County Commissioners. I am back and forth about the seven or the nine, I kind of like the nine actually. But anyway, I just want to say that I just think that Lane County Commissioners have been amazing and on track with housing.

Pat Farr: Laurie Triger just mentioned that she has recently become a member of this board and the Board of County Commissioners, and it didn't take long to recognize both Jacob skills and the

need for a different governance model. Coincidentally, that's about how long I'd been a County Commissioner, when I recognize the need for a new governance model nine years ago, so we're really finally getting there.

There's been a great deal of evolution in those nine years, and if you look at the two boards at the two agencies that were present from nine years ago and today, they don't really resemble each other very much. This is a very different organization with a much deeper run in the community and octopus arms in the community. Touching more and more lives, more and more families, more and more of our goals all of the time. So this is a perfect time, I believe, for us to look at the new governance model, and you're recommending a seven-member board, currently we have a seven-member board, they're just the changes that would be two and five. I love that personally. I think that is a perfect way to begin, if in the future, we wanted to go to nine members, not unlike the Poverty and Homeless Board which just added to his membership, this board could add to its membership down the road. One thing that I found with Food for Lane County, it sometimes had difficulty filling the entire board. Sometimes boards, and not saying it was Food for Lane County necessarily, but sometimes boards end up having people on the board just because they're the person that said "I'd like to be on your board", as opposed to having a wonderful selection of people who really are fighting to be on this board. So, I'm looking forward to this. I am 100% behind exactly as you wrote it, particularly knowing that it could be adjusted down the road.

Laurie Trieger, you said that a lot of work happens at the committee level on many different levels. That is absolutely the case. And again, the Poverty and Homelessness Board, Jacob of which you are member, you know that the very active committees, do much of the work to board itself. They often employ people who are not on the board-- of experts from the community or not on the board. I envision that as the future governance model of Homes for Good because there are a lot of people out there who'd love to be a part of what we do.

Joe Berney: I think if you're increasing our staff, because we're increasing dollars by 20%, a nine-person board is not a big board. If we want to reach deeper into the community with experts in different areas, my question is, why would we not want a nine-person board?

The other thought is, why does it have to be the distribution that we saw, you mean, why couldn't it be three elected commissioners and six appointed community members, you still completely reverse the dynamic, which is currently at play with this body. Then my only other comment would be there's so many ways to build a board, and even the building of a board relates to what are your objectives for the board.

Joe talks about methodologies for building a board.

Heather Buch: I am very supportive of what you put forward for us, I know that you have expertise in this, you've seen boards of all types in your career, know what has worked well in other organizations, we don't always see that from our perspective. I am indifferent to seven or nine members, either one works for me. Maybe you want to add members later as Commissioner Farr mentioned that is perfectly okay with me as well. I would hope that we as board can rely on Jacob to be able to present what he thinks with his expertise is going to work for the organization as he thinks into the future.

We as commissioners, I do not see in our future having 10 hours available every month, right now, we are doing our hour and a half each month, but there's a lot of work for us to do out there, and we are in meetings a lot. There's a lot of attention that we need to give varying different groups and issues in our community, and if one or two of us can commit to up to 10 hours on this board, that's

wonderful. But I will be able to do that in any particular year, depending on our work level and responsibility load, especially, say you're at the chair, if there's a lot of extra work to be done during those years, and it sounds like we would be able to make adjustments.

Char Reavis: When you read the Housing Authority Laws on the Housing Authority the county was operating the Housing Authority there's always that security there if the board fell apart, if things went the wrong way. The County always has that option to come in and go, "Hey, what's going on? This isn't working." So as far as security, there's always that fall back, if the board wasn't doing what they were supposed to. I don't think that's going to happen truly, but just for the sake of saying it, there is that.

Michelle Thurston: I have to say Commissioner Buch pretty much spoke as crystal clear as my position as I could have verbalized it myself, I have great trust and respect in Jacob and the executive team, and I'm willing to follow that direction, and I'm kind of up the same belief, I like the seven. I serve on a couple of boards, one which is very large, and one that is very small, and Homes for Good which is in the middle, and my biggest problem with having a larger board is there going to be enough time for each board member to express their thoughts, opinions, concerns. So that would be my hesitancy of having a larger board, but again, if we need to in the future, adapt to making a larger board, there shouldn't be a problem with that, but again, I have great trust and respect as not only a fellow board member, but as a resident that Jacob and the Homes for Good team will lead us in the right direction.

Jacob Fox: Talks about the idea of the seven-member board with adding more in the future, but also being happy with a nine-member board.

Jacob talks about reasoning for only having two Lane County Commissioners, which makes Lane County not have a quorum, and the confusion surrounding Public Meeting Noticing requirements when Lane County has a quorum as part of another board.

Joe Berney: I've been listening to all this, you know what's really sunk into my brain 10 to 15 hours a month, given our commissioners schedule, it's not real doable. Because I totally get that you need a working board, and I totally get that I'm not going to give you ten hours a month

Jacob Fox: My take away from this meeting is that I have the blessing from the board to come back next month with a Board Memo and a Board Order, which the Homes for Good board would deliberate on, and hopefully approve, that would be a recommendation to the Lane County Board of Commissioners to approve a new governance structure for Homes for Good. I'm still getting clarity from Steve Dingle on what those steps are exactly, but it'd be a Homes for Good Board approval, a Lane County Board approval, and we will all figure out all the nuances and there would be a change to Land Code, as I understand it, and then we would map out the recruitment process.

With those approvals we would work for a January 2022 appointment of the new board by the Lane County Board.

C. ORDER 21-19-05-01H — In the Matter of Appointing the Members of the Homes for Good Foundation Board of Directors (Ela Kubok, Communications Director) (Estimated Time 5 Minutes)

Ela Kubok: Hello. Yes, what a perfect transition to talk more about boards and governance and appointing board members, so thank you for your patience today as it is a theme of the meeting. Well, I wanted to introduce Kerry O'Connor who is one of our PPPM student interns who has focused

on the last six months on supporting the Homes for Good Foundation. As part of her internship, I thought it would be great to have her here and she has drafted and supported the development of the board materials that were in your packet.

Ela talks about the history of the Homes for Good Foundation formation, its activities, and the support the Foundation receives from PPPM students helping with the basic administration.

Ela talks about the Scholarship Program.

With that background, today, you as the Homes for Good Board, have the ability to appoint board members to the Homes for Good Foundation. We've had our partners from DevNW and Cornerstone Community Housing on the board. But because there's only two board members we needed to expand the board to at least five board members, so we could do more activity and have more engagement. The other work that has been done in the last few years is with our legal support on making sure our by-laws are updated and seeing if it's possible to have our staff volunteer for board positions. The reasoning behind that is to enable some professional development opportunities for our staff, and also the nature of the non-profit, just supporting people with resident services, that's a deep passion for a lot of our employees, so allowing them for that kind of outlet. So, we've worked with our legal support to update the by-laws and enable having actual Homes for Good Staff be eligible to volunteer and get experience and what it feels like or what it means to be on a non-profit board. So today, we ask for your recommendation that was approved at the last Home for Good Foundation board meeting, that you appointed Natalie Dybens, Nicole Tarricone, and Amber Garrett to the Homes for Good Foundation Board.

Char Reavis: I think that the people on that are applying are just awesome, and I think that they would do good on this board, at the same time I would like to look at in the future where we have community members, where we make sure that the Homes for Good Foundation board is looking at equity. I'm not sure how I feel about it just being staff on our board, even though right now that's what we have to do because we have to keep this going, but I just wanted to know what are the future thoughts on getting community members on the board.

Ela Kubok: So Darcy and Karen, who are current board members, they are not our staff, they are from Cornerstone Community Housing and Dev Northwest, they will continue serving on the board, so it will be the two of them, and then the three new additional board members who happen to be from our staff at Homes for Good. So, it won't just be Homes for Good staff.

Long-term goals, it would be wonderful to have more community members and just focus our work on the board and see what else can we do, what else can we apply for, how else we can serve the community. I think the balance of the Homes for Good Foundation is that we are, again, I'm going to use the word modest. We're really focusing on the scholarship piece and how to grow that. And we partner with all of the non-profits in Lane County, and part of our partnership is we want to make sure that we're not taking away fundraising opportunities from other non-profits that do really important and great work in our community, so we want to strategically utilize the Home for Good Foundation to grow our Resident Services. And the direction and the vision for the board was to really focus on a scholarship development, because that is something that is currently not really available in our community. So in order to do that long term, we will need a bigger board, more board members and fundraising capacity, like you're suggesting Char, I think the balance or the consideration there is making sure we have capacity on the Homes for Good staffing level or even the Foundation staffing level. We've had six interns since 2016, that was the first time that there was any kind of capacity in administrative staffing. We want to get a board with some folks who are passionate and want to help us develop the non-profit and think long-term, in order to get to that

vision of having more community members and having a larger board, we're going to need to plan for how do we staff the non-profit.

Jacob Fox: Talks about using the Homes for Good Foundation Board as a way to introduce Residents to a serving on a board as a potential recruiting pool for the Homes for Good Board.

Motion: **Heather Buch**

Second: **Char Reavis**

This motion passes unanimously 4/0 with Commissioners Berney, Farr, and Bozievich excused.

B. Approval of 4/21/21 Board Meeting Minutes

Motion: **Heather Buch**

Second: **Char Reavis**

The minutes are approved unanimously 4/0 with Commissioners Berney, Farr, and Bozievich excused.

D. ORDER 21-19-05-02H — In the Matter of Accepting a Bid and Awarding Contract #21-C-0010 for the Asset Exterior Paint Project. (Steve Ochs, Development Director) (Estimated Time 5 Minutes)

Steve Ochs: Talks about the consolidation of the loan on Laurel Gardens, Willakenzie Townehomes and Jacobs Lane, and the number of capital improvements that will take place on the sites. This contract is for the painting of all of the complexes.

We got a bid that was close to the independent cost estimate that Kurt's team put together to paint all three complexes, and so this would be the approval of that. They just definitely need a refresher, and right now, new roofs are going on a lot of them, and then there's going to be some siding work and then get the painter started on those. I was able to get out of the color selection committee part of it, but we worked with Amanda from Bergsund DeLaney Architecture since they just do a great job on our new apartment complexes. So, she's helped us decide on what the color palettes are going to be for these also, so we're also excited to see what that turns out to be.

We got two bids, they also reached out to a third painter that had been interested, and so they were recommending that we go with the lowest bidder here, which is Fitzpatrick Painting.

Motion: **Heather Buch**

Second: **Char Reavis**

These minutes are approved unanimously 4/0 with Commissioners Berney, Farr, and Bozievich excused.

7. OTHER BUSINESS

Steve Ochs: Talks about the sale of the commercial space at Market District Commons, and the closing of the financing of The Nel at 1100 Charnelton.

Steve also talks about some of the parking issues that have come up at Market District Commons.

Laurie Trieger: Asks if Market District Commons is fully leased up.

Steve Ochs: We are completely leased up as of December 31st of last year.

Adjourn.



BOARD OF COMMISSIONERS AGENDA ITEM

BOARD MEETING DATE: 06/24/2021

AGENDA TITLE: In the Matter of Approving the Submission of the PHA FY22 Annual Plan

DEPARTMENT: Executive

CONTACT : Melanie Church

EXT: 682-2588

PRESENTER: Melanie Church

EXT: 682-2588

ESTIMATED TIME : 20 min

- ☒ **ORDER/RESOLUTION**
- ☐ **PUBLIC HEARING/ORDINANCE**
- ☐ **DISCUSSION OR PRESENTATION (NO ACTION)**
- ☐ **APPOINTMENTS**
- ☐ **REPORT**
- ☐ **PUBLIC COMMENT ANTICIPATED**

Approval Signature

EXECUTIVE DIRECTOR:

A handwritten signature in black ink, appearing to be "JAF", is written over a horizontal line.

DATE: 6/17/2021

LEGAL STAFF :

DATE:

MANAGEMENT STAFF:

DATE:



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HOMES FOR GOOD MEMORANDUM

TO: Homes for Good Board of Commissioners

FROM: Jacob Fox, Executive Director

AGENDA ITEM TITLE: ORDER 21-24-06-01H// In the Matter of Approving the Submission of the PHA FY2022 Annual Plan

AGENDA DATE: June 2, 2021

I MOTION

It is moved that the order be adopted approving the submission of the Agency Annual Plan for the fiscal year beginning October 1, 2021.

II ISSUE

The Annual Agency Plan requires Board approval and certification that the Agency has complied with the applicable requirements listed on the certification form.

III DISCUSSION

A. Background

The Agency is required by Section 511 of the Quality Housing and Work Responsibility Act of 1998 (and ensuing HUD requirements) to submit an Annual Plan to HUD. This year the Agency is required to submit an Annual Plan covering FY 2022, which begins October 1, 2021 and ends September 30, 2022.

As in previous years, the focus of the Plans is to identify the programs and services provided under the Public Housing (PH) and Section 8 Tenant Based Assistance Programs and to allow public access and comment on those programs and services. The Work Responsibility Act requires that housing authorities work with their Public Housing Resident Advisory Boards (RAB) on the planning and development of the Plans. In order to meet this requirement, the Agency began meeting with the RAB in January 2021.

The Agency is submitting the Plan to the Homes for Good Board of Commissioners for approval, followed by electronic submission to HUD no later than July 18, 2020.

B. Analysis

Homes for Good continues to maintain high performer status with HUD and has complied with applicable Annual Plan requirements for high performers.

C. Recommendation

Approval of the proposed motion.

IV IMPLEMENTATION/FOLLOW-UP

A copy of the PHA Certifications of Compliance with PHA Plans and Related Regulations form must be filled out and signed by the Chair.

Upon approval by the Board, the Executive Director will direct staff to submit the Annual Plan to HUD.

V ATTACHMENTS

FY 22 Annual Plan Small Book

A blank copy of the Certification of Compliance with PHA Plans and Related Regulations is attached.

A copy of the Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan, signed by the Eugene city manager, is attached.



ANNUAL PLAN FOR FISCAL YEAR 2022



541-682-3755



www.homesforgood.org



100 West 13th Avenue, Eugene, OR 97401

Streamlined Annual PHA Plan <i>(High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

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

Definitions.

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

A.	PHA Information.																														
A.1	<p>PHA Name: _____ PHA Code: _____</p> <p>PHA Type: <input type="checkbox"/> Small <input type="checkbox"/> High Performer</p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): _____</p> <p>PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p>Number of Public Housing (PH) Units _____ Number of Housing Choice Vouchers (HCVs) _____</p> <p>Total Combined _____</p> <p>PHA Plan Submission Type: <input type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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				PH	HCV																										
Lead PHA:																															

B.	Annual Plan Elements
B.1	<p>Revision of PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual PHA Plan submission? Y N</p> <p> <input type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs. <input type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. <input type="checkbox"/> <input type="checkbox"/> Financial Resources. <input type="checkbox"/> <input type="checkbox"/> Rent Determination. <input type="checkbox"/> <input type="checkbox"/> Homeownership Programs. <input type="checkbox"/> <input type="checkbox"/> Safety and Crime Prevention. <input type="checkbox"/> <input type="checkbox"/> Pet Policy. <input type="checkbox"/> <input type="checkbox"/> Substantial Deviation. <input type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification </p> <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review.</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below:</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Y N</p> <p> <input type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods. <input type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development. <input type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition. <input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance. <input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD. <input type="checkbox"/> <input type="checkbox"/> Project Based Vouchers. <input type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization. <input type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants). </p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p>

B.4.	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>Other Document and/or Certification Requirements.</p>	
C.1	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p><u>Form 50077-ST-HCV-HP</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.2	<p>Civil Rights Certification.</p> <p><u>Form 50077-ST-HCV-HP</u>, <i>Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
C.3	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.4	<p>Certification by State or Local Officials.</p> <p><u>Form HUD 50077-SL</u>, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
D	<p>Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p>
D.1	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD.</p>

Instructions for Preparation of Form HUD-50075-HP

Annual Plan for High Performing PHAs

A. PHA Information. All PHAs must complete this section.

- A.1** Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory**, **Number of Public Housing Units and or Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. ([24 CFR §903.23\(4\)\(e\)](#))

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

B. Annual Plan.

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

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

☐ **Statement of Housing Needs and Strategy for Addressing Housing Needs.** Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. ([24 CFR §903.7\(a\)\(1\)](#)) and 24 CFR §903.12(b). 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. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. ([24 CFR §903.7\(a\)\(2\)\(ii\)](#)) and 24 CFR §903.12(b).

☐ **Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions.** Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. ([24 CFR §903.7\(b\)](#)) Describe the PHA’s procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. ([24 CFR §903.7\(b\)](#)) A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. ([24 CFR §903.7\(b\)](#)) Describe the unit assignment policies for public housing. ([24 CFR §903.7\(b\)](#))

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

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

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

☐ **Safety and Crime Prevention (VAWA).** A description of: **1)** Any activities, services, or programs provided or offered by an agency, either directly or in partnership with other service providers, to child or adult victims of domestic violence, dating violence, sexual assault, or stalking; **2)** Any activities, services, or programs provided or offered by a PHA that helps child and adult victims of domestic violence, dating violence, sexual assault, or stalking, to obtain or maintain housing; and **3)** Any activities, services, or programs provided or offered by a public housing agency to prevent domestic violence, dating violence, sexual assault, and stalking, or to enhance victim safety in assisted families. ([24 CFR §903.7\(m\)\(5\)](#))

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

☐ **Substantial Deviation.** PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

☐ **Significant Amendment/Modification.** PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency public housing CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan); or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD’s website at: [Notice PIH 1999-51](#). ([24 CFR §903.7\(r\)\(2\)\(ii\)](#))

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

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

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

☐ **Hope VI.** 1) A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and 2) A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD’s website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

☐ **Mixed Finance Modernization or Development.** 1) A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and 2) A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD’s website at:

<http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

☐ **Demolition and/or Disposition.** Describe any public housing projects owned by the PHA and subject to ACCs (including name, 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. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed. 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. (24 CFR §903.7(h))

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

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

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

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

B.4 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark “yes” and describe those findings in the space provided. (24 CFR §903.7(p))

C. Other Document and/or Certification Requirements

C.1 Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 SM-HP.

C.2 Civil Rights Certification. Form HUD-50077 SM-HP, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the 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. (24 CFR §903.7(o))

C.3 Resident Advisory Board (RAB) comments. If the RAB provided comments to the annual plan, mark “yes,” submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA’s decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

C.4 Certification by State or Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15)

D. Statement of Capital Improvements. PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. (24 CFR 903.7 (g))

D.1 Capital Improvements. In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: “See HUD Form 50075.2 approved by HUD on XX/XX/XXXX.”

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 16.64 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.



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Attachment B.1 Revision of PHA Plan Elements

Statement of Housing Needs and Strategy for Addressing Housing Needs

The assessment of the impediments to fair housing and fair housing plan strategies, was developed with input from the City of Eugene and the City of Springfield Consolidated plan 2020.

As a first step in this effort Homes for Good assessed impediments and barriers to fair housing as part of its Annual PHA Plan for the Fiscal Year beginning October 1, 2015. This was developed with input during the 2015 City of Eugene and the City of Springfield Consolidated planning process and consultation with many community partners. Its effectiveness is reviewed and measured and annually so that strategies can be adjusted as necessary. Through this work it was found that the two primary issues related to housing need are 1) The lack of affordable units and; 2) Significant barriers to providing equal access to units that are available.

Families with incomes below 30 percent of area median income (extremely low-income)

Unless, otherwise noted, all information below is from the 2020 Eugene-Springfield Consolidated Plan. In Eugene-Springfield 44% of households in the plan area have extremely low, very low or low-moderate income. HUD provided numbers in the Consolidated plan indicated that 14.8% of total households were identified as extremely low income (less than 30% AMI) and 12.3% as low income (between 30 and 50% AMI). More households with children under age 6 (55%) and households with people over age 75 (54%) have low incomes.

The 2015 Eugene-Springfield Consolidated Plan notes that housing costs in the Eugene-Springfield area have risen sharply over the past 25 years while incomes have risen slowly, forcing many households to pay more for housing than is affordable. Households paying more than 30% of household income are considered to have a 'housing cost burden'. A majority of the renters in Eugene (54%) and Springfield (51%) are considered housing cost burdened, while approximately a third of homeowners are also cost burdened (Eugene – 32%, Springfield – 33%). The elderly makes up 15% of the very low income with a housing cost burden.

Low and very low-income people need increased access to quality affordable rental housing. There is a total of 31,055 low-income renter households in Eugene, and 7,335 in Springfield.

A significant majority of low-income renters experience a housing cost burden, overcrowding, and/or substandard housing conditions (Eugene – 78%, Springfield – 76%).

A significant majority of low-income renters spend more than 30% of their income on housing costs (Eugene – 76%, Springfield – 74%).

A large percentage of low-income renters spend more than 50% of their income on housing costs (Eugene – 51%, Springfield – 34%).

Elderly families and families with disabilities

Elderly make up 13.9% (Renter) and 33.7% (Owner) of the total households with a severe housing cost burden by income. A severe housing cost burden indicates that over 50% of the income is spent on housing.

The Consolidated Plan also indicates that about 14% of population in the Cities of Eugene and Springfield lives with one or more disabilities (29,125 people). Persons with disabilities face a number of barriers related to mobility, transportation, housing, employment, and access to services. In addition, persons with disabilities report many instances of discrimination.

Households of various races and ethnic groups residing in the jurisdiction

In most income categories, there are racial or ethnic groups which are experiencing a disproportionately greater need than the needs of the income category as a whole. For people with very low-incomes (30-50% MFI), American Indian/Alaskan Native and Black/African Americans experience a disproportionately greater need than the general population. For people with low-incomes (50-80% MFI), Black/African Americans experience a disproportionate level of need. For people with moderate income (80%-100 MFI), Asian, Latino, and Black/African American experience a disproportionately greater need than the income category as a whole. In Eugene and Springfield, there are approximately 13% of the people who identified as a minority race in the 2010 census. There are five census tracts where a higher percentage (17%- 23%) of people identified as a minority race.

Hispanic households experience a disproportionately greater incidence of housing cost burden compared to the entire population, with 53% of the Hispanic households paying more than 30% of their income for housing costs. Asian households experience a disproportionately greater incidence of severe housing cost burdens compared to the entire population; 35% of Asian households spend more than 50% of their income on housing costs.

Black/African American households experience a disproportionately greater need with severe housing problems in both very low-income (30-50% AMI) and moderate income (80-100% AMI) categories. Severe housing problem exist when a household experiences one or more of the following housing problems: lacks complete kitchen facilities, lacks complete plumbing facilities, has over 1.5 people per room, and a housing cost burden over 50%. Both Asian and Hispanic low-income (50-80% AMI) households experience a disproportionate number of severe housing problems.

Affordability and supply

The lack of availability rental and owner-occupied units for low-income residents, as indicated by the significant waiting lists for public housing, and the difficulty experienced by Section 8 voucher-holders in trying to find affordable available housing. Additionally, vacancy rates remain low, at 2% for Eugene owner-occupied and rental housing, and 2% in Springfield for owner-occupied housing and 3% for renter units. Data from Oregon Housing and Community Services further supports this need indicating there is a deficit of over 2,700 affordable housing units in Lane County in 2016.

Our strategies to increase the availability of affordable, accessible housing include aggressively pursuing additions to the housing supply through the use of government subsidies and incentives as well as public/private partnerships.

Homes for Good is addressing this need in a variety of ways which include:

- New Construction
- Administrative
- Preservation
- Development Pipeline

New Construction

7 New Construction projects are recently completed or currently underway totaling 224 units with total budgets over \$62 million

Market District Commons (\$17 million total budget)	<p>This 50-unit project is the culmination of 6 years of pre-development planning and is a cornerstone of an unprecedented level of investment in downtown revitalization.</p> <p>Completed construction in October of 2020.</p> <p>15 Project Based Section 8 vouchers awarded to the project.</p> <p>These units will be prioritized for veterans experiencing homelessness and people with disabilities.</p>
The Commons on MLK (\$13 million total budget)	<p>This 51-unit project completed construction in January of 2021 is a powerful partnership with Lane County to implement the priorities/goals of the Poverty and Homelessness Board.</p> <p>The project has received the following capital commitments - \$3mm from OHCS for a non-competitive housing first project, \$500k from Trillium, \$750k from the Federal Home Loan Bank, \$540k from the Oregon Health Authority, \$500k from Pacific Source, \$1.1mm from the City of Eugene and we have two outstanding requests of \$500k each from Kaiser and Peace Health.</p> <p>The project has received the following supportive services commitments - \$180k from Pacific Source and \$250k each from Kaiser and Pacific Source.</p> <p>51 Project Based Section 8 vouchers have been awarded to the project.</p>
Sarang (1 of 2 projects part of \$32mm Rental Assistance Demonstration Preservation RAD replacement Project.)	<p>This 49-unit project is one of two different sites in one financial transaction. for Good received approval from HUD through the RAD program to sell 100 single family homes and duplexes that receive a Public Housing rental/operating subsidy and converting these subsidies to a Section 8 subsidy that will be place into 100 newly constructed units. This project be complete in June of 2021 and will produce 49 of the units in Eugene.</p>
Hayden Bridge Landing (2 nd RAD replacement project)	<p>This 70-unit project is the second site in the one financial transaction and will be complete in June of 2021. This project will produce the remaining 53 replacement of the units in Springfield with attached rental subsidy and an additional 17 units that will provide much needed one-bedroom units.</p>
Legion Cottages	<p>This 4-unit tiny home project in Cottage Grove was completed in December of 2020 and is providing much needed housing for homeless veterans.</p>
The Keystone	<p>This 15-unit Permanent Supportive Housing development in Eugene will serve homeless families and includes 15 PBVs. It began construction in January of 2021 and will be complete in fall of 2021.</p>
The Nel	<p>This 45-unit Permanent Supportive Housing development in Eugene will serve homeless individuals and includes 45 PBVs. It will begin construction in May 2021 and will be complete in Spring of 2022.</p>

Administrative

100 West 13 th Ave	\$10 mm acquisition and renovation of new administrative headquarters at in Eugene completed in May 2020
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Preservation

Sheldon Village	<p>\$4.3mm preservation project for Sheldon Village through comprehensive rehabilitation.</p> <p>This 78-unit project that was built in 2 phases in 2004 and 2005. Capital needs assessment completed in 2015 indicated significant envelope and water intrusion issues.</p> <p>Comprehensive rehabilitation completed in late 2019</p>
Future RAD Conversions	<p>Homes for Good is looking at future phases of converting the remaining public housing through the RAD process.</p> <p>Preservation of Federal Subsidies in Lane County – Homes for Good is looking at several developments that may need preservation work to preserve ongoing federal subsidies.</p>

Development Pipeline

Lazy Days	Homes for Good is in a Purchase agreement to purchase part of a mobile home park up the McKenzie River that was destroyed in the Holiday Farm fire. The park will be used for temporary and permanent housing.
Turnkey	Lane County acquired a 50-unit hotel that it is using to house people displaced by wildfires. Once that use is complete the property will be transferred to Homes for Good and converted to Permanent Supportive Housing.
Glenwood	Homes for Good acquired property in Glenwood that will be used for a future development of 100 to 150 units.
Springfield	Homes for Good is looking to acquire property in Springfield to facilitate Early Learning Hubs paired with affordable housing.
Rural Lane County	Homes for Good is working with Lane County and the cities of Cottage Grove and Florence to acquire land for rural affordable housing projects
Permanent Supportive Housing	Homes for Good is working with Lane County and has identified several sites in the Metro area that will be used for future PSH projects.

Impediments to Fair Housing

While some of the identified impediments are not directly related to the federal Fair Housing Act, as a Public Housing Authority that sponsors the Fair Housing Council of Oregon, Homes for Good continues to believe that the lack of availability of affordable, accessible housing is a problem in our community and therefore, had maintained its efforts to promote affordable, accessible housing in addition to our efforts to overcome the more specific impediments which are directly related to the federal Fair Housing Act. Three major impediments to providing equal housing to populations were identified in development of the annual plan as follows:

1. Limited Awareness of Fair Housing Policies in the Broader Community;
2. Cultural differences and language barriers which inhibit access to fair housing, and;
3. People with disabilities who have special housing needs have limited choices and are often constrained by their lower incomes.

Impediment: Limited awareness of fair housing policies in the broader community. Strategies to address this impediment include:

Participating in community engagement and is very involved in area- wide Fair Housing planning and efforts.

Joining various relevant boards, including the Rental Owners Association (ROA), Human Rights Commission, Housing Policy Board, United Way Equity Coalition and Lane County Poverty and Homeless Board.

Executive Director Jacob Fox is on the Poverty and Homelessness Board, and chairs their facilities committee; in that position Jacob strives to further the goals of Fair Housing.

Rent Assistance Division Director, Beth Ochs continues to serve on the board of the Lane County Rental Owner's Association (ROA). This board meets monthly. As of June 2020, the ROA has 1228 members representing 16,764 rental properties in Lane County. Homes for Good's Landlord Liaison, Travis Baker also routinely participates in the ROA. Travis attends the monthly general membership meeting, provides informational seminars on Homes for Good's housing programs and submits monthly articles to the ROA newsletter.

Real Estate Development Director, Steve Ochs is on the Housing Policy Board which sets local policy regarding housing and works to further Fair Housing Goals.

Using every opportunity to make regular presentations to Springfield/Eugene groups including Eugene City Club, the University of Oregon, Chambers of Commerce and the Fair Housing Conference.

Homes for Good continues to support Blacks in Government and NAACP at their annual celebrations and educational events.

Homes for Good is planning a mandated a 4 hour all-staff training in Fair Housing laws.

Updated Fair Housing information was added during a recent revision of the Section 8 program briefing packets.

Homes for Good staff participate annually in the University of Oregon Internship Fair. This is an opportunity to inform students about Homes for Good's work in the community to promote Fair Housing.

Homes for Good has produced updated maps showing concentrations of poverty in Lane County. Homes for Good is actively engaged in placing the briefing, which include maps noting concentrations of poverty within Lane County, on its website. Placement on the website will create ease of access to those we serve and will allow Homes for Good to continue to provide housing even with social distance measures in place, given COVID-19.

Homes for Good has produced updated maps showing concentrations of poverty in Lane County.

Homes for Good has a presence on the Human Rights Commission and the United Way Equity Coalition.

Impediment: Cultural differences and language barriers which inhibit access to fair housing.

Strategies to address this impediment include:

We are working on our Diversity, Equity and Inclusion initiative which includes staff education and an equity centered service and programing. We will be creating an Equity Strategy Team to help guide our work.

Conduct targeted recruitments for bilingual employees. At the present time there are 11 bilingual employees (English/Spanish). Homes for Good also has 4 staff members proficient in German, Dutch, Czech, Polish, Hindi and French.

Homes for Good has implemented a Language Access Plan, which will provide access to translation services as needed for participants as well as provide our most commonly used forms in various languages.

Impediment: People with disabilities who have special housing needs have limited choices and are often constrained by their lower incomes. Strategies to address this impediment include:

Quarterly meetings at VA to expedite referrals for homeless vets. Waiver requests to HUD to allow CARES Act funds to be utilized for deposits and fees.

Administer an Emergency Housing Assistance (EHA) grant which assists Mainstream voucher holders with miscellaneous costs related to lease-up. Mainstream Vouchers serve non-elderly disabled persons.

Quarterly meetings with Shelter Plus Care service providers to expedite referrals for S+C Program.

Provide sufficient ADA units in public housing and LIHTC housing.

Working closely with residents to ensure reasonable accommodations are approved when appropriate.

Homes for Good, in partnership with Lane County, is working to expand the Housing First movement for people with disabilities or other barriers to housing.

In addition to these specific strategies Homes for Good has made a strong commitment to promoting Fair Housing rights and Fair Housing choice by providing information regarding Fair Housing and Fair Housing choice to applicants, residents and staff. Following is a list of actions that Homes for Good has taken:

The Fair Housing logo "Equal Housing Opportunity" is prominently displayed on location signs at Homes for Good's two administrative offices and at its various housing complexes

The Fair housing logo is prominently displayed on signs/banners at various Homes for Good locations, announcing the availability of low-income rental units

The Fair Housing logo is on Homes for Good letterhead and business cards

The Agency's Policy of Nondiscrimination on the Basis of Disability/Handicap Status is prominently displayed in the lobbies of the two administrative offices and in public areas at its various housing complexes

The Agency's Policy of Nondiscrimination on the Basis of Disability/Handicap Status is prominently displayed on the website: www.HomesforGood.org

HUD Form 928.1 ("We Do Business in Accordance with the Federal Fair Housing Law" poster) is prominently displayed in English and Spanish in Homes for Good's administrative office and in public areas at the various housing complexes

HUD Form 1686-FHEO (*Fair Housing – It's Your Right* Pamphlet) is available in English and Spanish in the two administrative offices

*Filing a Housing 'Discrimination Complaint' - a pamphlet created by Consumer Action with funding from the U.S Department of Housing and Urban Development (HUD) is available in English and Spanish at Homes for Good's two administrative offices

Applicants or residents with questions about Fair Housing issues are referred, or directed via website link, to the Fair Housing Council of Oregon, Legal Aid Services of Oregon (LSAO) or Lane County Law & Advocacy Center (LCLAC), the Oregon Advocacy Center (OAC), the Lane Independent Living Alliance (LILA), the Oregon Bureau of Labor and Industries (BOLI), and/or to the US Department of Housing & Urban Development (HUD) / Office of Fair Housing and Equal Opportunity (FHEO)

Homes for Good has a long-standing Policy on Reasonable Accommodation, which is recognized in the Pacific Northwest among public Housing Authorities and by the regional HUD office as being comprehensive, well-written, and well-implemented.

Homes for Good's Policy on Reasonable Accommodation is prominently displayed in administrative office and in public areas of its various housing complexes. It is available to any applicant or resident and is included in the Admin Plan and Admissions and Continued Occupancy Policies. It is also posted on Homes for Good's website at www.HomesforGood.org

Applicants for, and recipients of, housing assistance from Homes for Good are advised of their right to request a reasonable accommodation to their disability. Information regarding reasonable accommodations is provided on the pre-application for assistance, in initial determination of ineligibility, in the public housing and assisted housing lease agreements, in notices of eviction, in periodic resident newsletters, and discussed during the intake process during any informal settlement discussions and during other discussions with applicants and/or residents when inquiries are made about accommodating disabilities.

Under the terms of a voluntary compliance agreement between the us department of HUD/FHEO and Homes for Good's pre-application for housing assistance requests information from applicants, which is not used in determining their eligibility for housing regarding their ethnicity, race, and disability status. This information is recorded, retained, and available to HUD upon request

Homes for Good has completed outreach presentations to agencies representing youth, seniors/elderly, persons with physical and/or mental disabilities, and minorities, to help assure that a broad base of the community has access to information about the availability of housing. This outreach effort continues on an ongoing basis and representatives from a number of those social service/advocacy agencies serve on Homes for Good's family self-sufficiency advisory board.

Homes for Good maintains reception staff, as well as other staff in all departments that have ongoing contact with residents, who are bilingual/bicultural in Spanish and English.

Homes for Good has also worked to increase the ability of low-income community members to access housing by developing an innovative program in cooperation with community lending-works, the lending arm of DevNW (neighborhood economic development corporation), to assist applicants to its agency-owned housing programs, in obtaining loans to cover the cost of their security deposits, as they lease up with Homes for Good. Homes for Good indemnifies the loans, guaranteeing payment to DevNW, should the applicant default.

Financial Resources

HOMES FOR GOOD HOUSING AGENCY BUDGET - SUMMARY OF RESOURCES - FY 2020

PROGRAM	BEGINNING RESERVE	FEDERAL REVENUE	RENT	OTHER	TOTAL
Community Services					
Development	9,900,000	-	245,000	25,295,000	35,440,000
Weatherization	47,000	1,117,000	-	648,000	1,812,000
Shelter Plus Care	5,000	817,000	-	-	822,000
Herran Center	497,000	-	259,000	-	756,000
Signpost House	279,000	-	90,000	-	369,000
Family Self Sufficiency	-	287,000	-	-	287,000
VA Per Diem	-	150,000	-	-	150,000
Family Shelter House	50,000	-	62,000	-	112,000
ROSS	-	88,000	-	-	88,000
Emergency Housing Assistance	-	34,000	-	-	34,000
Homes for Good Foundation	-	-	-	2,000	2,000
	10,778,000	2,493,000	656,000	25,945,000	39,872,000
Housing					
Public Housing	1,542,000	1,588,000	2,019,000	40,000	5,189,000
Firwood	198,000	-	600,000	1,800	799,800
Norseman	395,000	-	300,000	-	695,000
Jacob's Lane	233,000	-	400,000	10,500	643,500
Sheldon Village Apartments	-	-	600,000	4,300	604,300
Village Oaks	147,000	92,000	400,000	7,000	646,000
Fourteen Pines	302,000	286,000	200,000	4,000	792,000
Laurel Gardens	143,000	-	200,000	5,900	348,900
Walnut Park	63,000	-	250,000	4,000	317,000
The Orchards	27,000	-	250,000	1,500	278,500
Abbie Lane	165,000	225,000	100,000	1,000	491,000
Camas Place	47,000	-	200,000	-	247,000
Capital Fund	-	1,494,000	-	-	1,494,000
	3,262,000	3,685,000	5,519,000	80,000	12,546,000
Rental Assistance	1,984,000	21,746,000	-	-	23,730,000
Central Office Cost Center	-	-	685,000	2,708,000	3,393,000
TOTALS	\$ 16,024,000	\$ 27,924,000	\$ 6,860,000	\$ 28,733,000	\$ 79,541,000



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**KEY MODIFICATIONS TO THE HOMES FOR GOOD
PUBLIC HOUSING ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP) FISCAL YEAR 2022
EFFECTIVE DATE 10-1-2021 TO 9-30-2022**

**KEY MODIFICATIONS TO THE HOMES FOR GOOD
ADMISSIONS AND CONTINUED OCCUPANCY POLICY (ACOP) FISCAL YEAR 2022
PROPOSED EFFECTIVE DATE 10-1-2021**

Section	Previous Policy	Proposed Policy	Required Change	Impact
3-III.B. REQUIRED DENIAL OF ADMISSION	The PHA will admit an otherwise-eligible family who was evicted from federally-assisted housing within the past three years for drug-related criminal activity, if the PHA is able to verify that the household member who engaged in the criminal activity has completed a supervised drug rehabilitation program approved by the PHA, or the person who committed the crime is no longer living in the household.	The PHA will admit an otherwise-eligible family who was evicted from federally-assisted housing within the past three years for drug-related criminal activity, if the PHA is able to verify that the household member who engaged in the criminal activity has completed or is currently participating in a supervised drug rehabilitation program approved by the PHA, or the person who committed the crime is no longer living in the household.	No	Allows households to maintain housing during recovery.
3-III.B. REQUIRED DENIAL OF ADMISSION	Currently engaged in is defined as any use of illegal drugs during the previous six months.	Currently engaged in is defined as any use of illegal drugs during the previous three months.	No	Allows households to gain stability early during recovery.
3-III.D. SCREENING	The PHA will deny admission to an applicant family if the PHA determines that the family:	The PHA may deny admission to an applicant family if the PHA determines that the family:	No	Allows flexibility by the PHA in favor of the tenant. Fairness will be maintained through written procedures.
3-III.D. SCREENING	The PHA will consider the family's history with respect to the following factors:	The PHA may consider the family's history with respect to the following factors:	No	Allows flexibility by the PHA in favor of the tenant. Fairness will be maintained through written procedures.
3-III.D. SCREENING	In order to determine the suitability of applicants the PHA will examine applicant history for the past five years.	In order to determine the suitability of applicants the PHA may examine applicant history for the past three years. Such background checks may include:	No	Allows flexibility by the PHA in favor of the tenant. Fairness will be maintained through written procedures.

Section	Previous Policy	Proposed Policy	Required Change	Impact
	Such background checks will include:			

Section	Previous Policy	Proposed Policy	Required Change	Impact
3-III.E. CRITERIA FOR DECIDING TO DENY ADMISSION	The PHA may require the applicant to submit evidence of the household member's successful completion of a supervised drug or alcohol rehabilitation program, or evidence of otherwise having been rehabilitated successfully.	The PHA may require the applicant to submit evidence of the household member's successful completion of or active engagement in a supervised drug or alcohol rehabilitation program, or evidence of otherwise having been rehabilitated successfully.	No	Allows households to gain stability early during recovery.
4-I.B. APPLYING FOR ASSISTANCE	<p>A lack of credit history will not disqualify someone from becoming a public housing resident, but a poor credit rating may.</p> <p>Applicants with no rental payment history will also be asked to provide the PHA with alternative references. The references will be requested to complete a verification of the applicant's ability to pay rent if no other documentation of ability to meet financial obligations is available. The applicant will also be required to complete a checklist documenting their ability to meet financial obligations.</p>	Paragraphs deleted	No	Reduces barriers to housing for households experiencing homelessness or housing instability.

Section	Previous Policy	Proposed Policy	Required Change	Impact
4-I.B. APPLYING FOR ASSISTANCE	<p>Families may obtain application forms from the PHA's office during normal business hours. Pre-applications may also be downloaded from the PHA website. Families may also request – by telephone or by mail – that an application form be sent to the family via first class mail.</p> <p>Completed applications must be returned to the PHA by mail, electronically, by fax, or submitted in person during normal business hours. Applications must be filled out completely in order to be accepted by the PHA for processing. If an application is incomplete, the PHA will notify the family of the additional information required.</p>	Deleted paragraphs	No	Reflects the PHA move to an electronic pre-application portal.
4-I.D. PLACEMENT ON THE WAITING LIST	Applicants will be placed on the waiting list according to PHA preference(s) and the date and time their complete application is received by the PHA.	Applicants will be placed on the waiting list according to PHA preference(s) and a random selection and ranking method assigned at the time the waiting list closes.	No	Allows applicants with limited technology, limited technology skills, or schedule barriers to not be penalized by an inability to apply immediately at the opening of a wait list, in order to be housed sooner.

Section	Previous Policy	Proposed Policy	Required Change	Impact
4-I.D. PLACEMENT ON THE WAITING LIST	The PHA will assign families on the waiting list according to the bedroom size for which a family qualifies as established in its occupancy standards (see Chapter 5). Families may request to be placed on the waiting list for a unit size smaller than designated by the occupancy guidelines (as long as the unit is not overcrowded according to PHA standards and local codes). However, in these cases, the family must agree not to request a transfer for two years after admission, unless they have a change in family size or composition.	Deleted paragraph	No	The PHA will allow families to choose the correct bedroom size for their household within occupancy standards, rather than assigning one.

Section	Previous Policy	Proposed Policy	Required Change	Impact
4-II.B. ORGANIZATION OF THE WAITING LIST	<p>The waiting list will contain the following information for each applicant listed:</p> <p>Name and social security number (if applicable) of head of household</p> <p>Unit size required (number of family members)</p> <p>Amount and source of annual income</p> <p>Accessibility requirement, if any</p> <p>Date and time of application or application number</p> <p>Household type (family, elderly, disabled)</p> <p>Admission preference, if any</p> <p>Race and ethnicity of the head of household</p> <p>The specific site(s) selected (only if PHA offers site-based waiting lists)</p>	<p>The waiting list will contain the following information for each applicant listed:</p> <p>Name and social security number (if applicable) of head of household</p> <p>Unit size required (number of family members)</p> <p>Amount and source of annual income</p> <p>Accessibility requirement, if any</p> <p>Random selection number</p> <p>Household type (family, elderly, disabled)</p> <p>Admission preference, if any</p> <p>Race and ethnicity of the head of household</p> <p>The specific site(s) selected (only if PHA offers site-based waiting lists)</p>	No	<p>Reflects that the head of household is not required to be a citizen or eligible noncitizen.</p> <p>Includes the shift to a random selection method for ordering the wait list.</p>

Section	Previous Policy	Proposed Policy	Required Change	Impact
4-II.E. REPORTING CHANGES IN FAMILY CIRCUMSTANCES	<p>While the family is on the waiting list, the family must inform the PHA, within 14 calendar days, of changes in family size or composition, preference status, or contact information, including current residence, mailing address, and phone number. The changes must be submitted in writing, via telephone, in person, or by email, and a note added to the applicant's file.</p> <p>Changes in an applicant's circumstances while on the waiting list may affect the family's qualification for a particular bedroom size or entitlement to a preference. When an applicant reports a change that affects their placement on the waiting list, the waiting list will be updated accordingly.</p>	<p>While the family is on the waiting list, the family must inform the PHA, as soon as possible, of changes in preference status, or contact information, including current residence, mailing address, and phone number. The changes must be submitted in writing, via telephone, in person, or by email, and a note added to the applicant's file.</p> <p>Deleted paragraph</p>	No	An applicant's position on the wait list will only be reassessed when they come to the top of the wait list.
4-II.F. UPDATING THE WAITING LIST	<p>The waiting list will be updated as needed to ensure that all applicant information is current and timely.</p> <p>To update the waiting list, the PHA will send an update request via first class mail to each family on the waiting list to determine whether the family continues to be interested in, and to qualify</p>	<p>The waiting list will be updated as needed to ensure that all applicant information is current and timely.</p> <p>To update the waiting list, the PHA will send an update request via first class mail to each family on the waiting list to determine whether the family continues to be interested in, and to qualify for, the program. This update request will be sent to the last address that the PHA has on record for the family. The update request will provide a deadline by</p>	No	Extends the deadline to respond for households that have been waiting a long time for housing. Mail delays or not residing at their mailing address may disadvantage some households in response times.

Section	Previous Policy	Proposed Policy	Required Change	Impact
	<p>for, the program. This update request will be sent to the last address that the PHA has on record for the family. The update request will provide a deadline by which the family must respond and will state that failure to respond will result in the applicant's name being removed from the waiting list.</p> <p>The family's response must be in writing and may be delivered in person, by mail, by email, or by fax. Responses should be postmarked or received by the PHA not later than 14 calendar days from the date of the PHA letter.</p> <p>If the family fails to respond within 14 calendar days, the family will be removed from the waiting list without further notice.</p> <p>If the notice is returned by the post office with no forwarding address, the applicant will be removed from the waiting list without further notice.</p> <p>If the notice is returned by the post office with a forwarding address, the notice will be re-sent to the address indicated. The family will have 14 calendar days to respond from</p>	<p>which the family must respond and will state that failure to respond will result in the applicant's name being removed from the waiting list without further notice.</p> <p>The family's response must be in writing and may be delivered in person, by mail, by email, or by fax. Responses should be postmarked or received by the PHA not later than 30 calendar days from the date of the PHA letter.</p> <p>If the family fails to respond within 30 calendar days, the family will be removed from the waiting list without further notice. If the notice is returned by the post office with no forwarding address, the applicant will be removed from the waiting list without further notice.</p> <p>If the notice is returned by the post office with a forwarding address, the notice will be re-sent to the address indicated. The family will have 30 calendar days to respond from the date the letter was re-sent. If the family fails to respond within this time frame, the family will be removed from the waiting list without further notice.</p>		

Section	Previous Policy	Proposed Policy	Required Change	Impact
	the date the letter was re-sent. If the family fails to respond within this time frame, the family will be removed from the waiting list without further notice.			
4-III.B. SELECTION METHOD	Families will be selected from the waiting list based on preference. Among applicants with the same preference, families will be selected on a first-come, first-served basis according to the date and time their complete application is received by the PHA.	Families will be selected from the waiting list based on preference and a random selection ranking method at the time the waiting list closes. Among applicants with the same preference, families will be selected on a first-come, first-served basis according to the date and time their complete application is received by the PHA.	No	Reflects a change to the random selection method for fairness.

Section	Previous Policy	Proposed Policy	Required Change	Impact
5-I.C. EXCEPTIONS TO OCCUPANCY STANDARDS	Requests from applicants to be placed on the waiting list for a unit size smaller than designated by the occupancy standards will be assessed on a case-by-case basis, if the family agrees that the unit will meet their daily living needs, and the family agrees not to request a transfer for a period of two years from the date of admission, unless they have a subsequent change in family size or composition.	Requests from applicants to be placed on the waiting list for a unit size smaller than designated by the occupancy standards will be assessed on a case-by-case basis, if the family agrees that the unit will meet their daily living needs, and the family agrees not to request a transfer for a period of two years from the date of admission, unless they have a subsequent change in family size or composition. Requests need supervisor approval.	No	Ensures greater consistency in permitting exceptions to normal policy.

Section	Previous Policy	Proposed Policy	Required Change	Impact
5-II.B. NUMBER OF OFFERS	<p>Applicants will receive one offer to a suitable unit in the site-based location indicated by the applicant. If the offer is rejected without good cause, the application for that location will be withdrawn., and the applicant will be offered the next suitable unit that becomes available at another site-based location indicated by the application. The second unit offer will be the final offer, unless there is good cause for refusing the offer.</p> <p>If more than one unit of the appropriate type and size is available, the first unit to be offered will be the first unit that is ready for occupancy.</p> <p>Each applicant gets a maximum of two offers. The two offers will be at different site-based locations.</p>	<p>Applicants will receive one offer to a suitable unit in the site-based location indicated by the applicant. If the offer is rejected without good cause, the application for that bedroom-size wait list will be withdrawn.</p> <p>If more than one unit of the appropriate type and size is available, the first unit to be offered will be the first unit that is ready for occupancy.</p>	No	Supports the shift to site-based, bedroom-size wait lists.

Section	Previous Policy	Proposed Policy	Required Change	Impact
5-II.C. TIME LIMIT FOR UNIT OFFER ACCEPTANCE OR REFUSAL	<p>Applicants must accept or refuse a unit offer within 3 business days of the date of the unit offer. Applicants who fail to respond within three business days will be considered to have refused the unit.</p> <p>Offers made solely by mail will be given three additional days for mailing time.</p>	<p>Applicants must accept or refuse a unit offer within 3 business days of the date of the unit offer. Applicants who fail to respond within three business days will be considered to have refused the unit.</p> <p>Offers made solely by mail will be given three additional days for mailing time.</p> <p>Applicants who fail to respond within 3 business days will not be removed from the wait list.</p>	No	Reduces barriers for households experiencing housing instability or homelessness.
5-II.D. REFUSALS OF UNIT OFFERS	<p>When an applicant rejects the second unit offer without good cause, the PHA will remove the applicant's name from the waiting list for all site-based developments, and send notice to the family of such removal. The notice will inform the family of their right to request an informal hearing and the process for doing so (see Chapter 14).</p>	<p>When an applicant rejects the unit offer without good cause, the PHA will remove the applicant's name from the waiting list for the bedroom-size wait list, and send notice to the family of such removal. The notice will inform the family of their right to request an informal hearing and the process for doing so (see Chapter 14).</p>	No	Supports the shift to site-based, bedroom-size wait lists.

Section	Previous Policy	Proposed Policy	Required Change	Impact
5-II.E. ACCESSIBLE UNITS	When offering an accessible unit to a non-disabled applicant, the PHA will require the applicant to agree to move to an available non-accessible unit within 30 days when either a current resident or an applicant needs the features of the unit and there is another unit available for the non-disabled family. This requirement will be a provision of the lease agreement.	When offering an accessible unit to a non-disabled applicant, the PHA will require the applicant to agree to move to an available non-accessible unit within 30 calendar days when either a current resident or an applicant needs the features of the unit and there is another unit available for the non-disabled family. This requirement will be a provision of the lease agreement.	No	Clarifies existing timeframe.
9-I.D. CONDUCTING ANNUAL REEXAMINATIONS	At the annual reexamination, the PHA will ask whether the tenant, or any member of the tenant's household, is subject to a lifetime sex offender registration requirement in any state. The PHA will use the Law Enforcement Data System (LEDS) to verify the information provided by the tenant.	At the annual reexamination, the PHA will ask whether the tenant, or any member of the tenant's household, is subject to a lifetime sex offender registration requirement in any state.	No	Removes a screening method that will no longer be available.
9-III.B. CHANGES IN FAMILY AND HOUSEHOLD COMPOSITION	<p>All families, those paying income-based rent, flat rent, and fair market rent must report all changes in family and household composition that occur between annual reexaminations (or annual updates).</p> <p>The PHA will conduct interim reexaminations to account for any changes in household</p>	<p>All families, those paying income-based rent, flat rent, and fair market rent must report all changes in family and household composition that occur between annual reexaminations (or annual updates).</p> <p>The PHA will conduct interim reexaminations to account for any changes in household composition that occur between annual reexaminations.</p> <p>The PHA will not conduct a reexamination of income when a new</p>	No	Clarifies the process of adding individuals to in-place households.

Section	Previous Policy	Proposed Policy	Required Change	Impact
	composition that occur between annual reexaminations.	<p>family member is added. However, the PHA will verify all other aspects of program eligibility, such as criminal background, sex offender registry, debts owed, etc., when the family requests to add a new member.</p> <p>However, if the new member qualifies for a dependent deduction, an interim reexamination will be conducted so that the family member may be counted as part of the assisted household and given the dependent deduction.</p>		

Section	Previous Policy	Proposed Policy	Required Change	Impact
12-I.B. EMERGENCY TRANSFERS	The PHA will immediately process requests for transfers due to domestic violence, dating violence, sexual assault, or stalking. The PHA will allow a tenant to make an internal emergency transfer under VAWA when a safe unit is immediately available. The PHA defines immediately available as a vacant unit, that is ready for move-in within a reasonable period of time, not to exceed 60 days. If an internal transfer to a safe unit is not immediately available, the PHA will assist the resident in seeking an external emergency transfer either within or outside the PHA's programs.	The PHA will immediately process requests for transfers due to domestic violence, dating violence, sexual assault, or stalking. The PHA will allow a tenant to make an internal emergency transfer under VAWA when a safe unit is immediately available. The PHA defines immediately available as a vacant unit, that is ready for move-in within a reasonable period of time, not to exceed 60 calendar days. If an internal transfer to a safe unit is not immediately available, the PHA will assist the resident in seeking an external emergency transfer either within or outside the PHA's programs.		Clarifies an existing timeframe.
12-II.B. TYPES OF PHA REQUIRED TRANSFERS	If the relocation plan calls for transferring public housing families to other public housing units, affected families will be placed on the transfer list.	If the relocation plan calls for transferring public housing families to other public housing units, affected families will be placed on the Demolition, Disposition, Revitalizations, or Rehabilitation transfer list and the bedroom-size wait list at the property they selected.	No	Clarifies how RAD household transfers will be tracked and audited.

<p>12-III.B. TYPES OF RESIDENT REQUESTED TRANSFERS</p>	<p>The types of requests for transfers that the PHA will consider are limited to requests for transfers to alleviate a serious or life threatening medical condition, transfers due to a threat of physical harm or criminal activity, reasonable accommodation, transfers to a different unit size as long as the family qualifies for the unit according to the PHA's occupancy standards, and transfers to a location closer to employment. No other transfer requests will be considered by the PHA.</p> <p>The PHA will consider the following as high priority transfer requests:</p> <p>When a transfer is needed to alleviate verified medical problems of a serious or life-threatening nature</p> <p>When there has been a verified threat of physical harm or criminal activity. Such circumstances may, at the PHA's discretion, include an assessment by law enforcement indicating that a family member is the actual or potential victim of a criminal attack, retaliation for testimony, or a hate crime.</p> <p>When a family requests a transfer as a reasonable</p>	<p>The types of requests for transfers that the PHA will consider are limited to requests for transfers to alleviate a serious or life threatening medical condition, transfers due to a threat of physical harm or criminal activity, reasonable accommodation, transfers to a different unit size as long as the family qualifies for the unit according to the PHA's occupancy standards, and transfers to a location closer to employment or education. No other transfer requests will be considered by the PHA.</p> <p>The PHA will consider the following as high priority transfer requests:</p> <p>When a transfer is needed to alleviate verified medical problems of a serious or life-threatening nature</p> <p>When there has been a verified threat of physical harm or criminal activity. Such circumstances may, at the PHA's discretion, include an assessment by law enforcement indicating that a family member is the actual or potential victim of a criminal attack, retaliation for testimony, or a hate crime.</p> <p>When a family requests a transfer as a reasonable accommodation. Examples of a reasonable accommodation transfer include, but are not limited to, a transfer to a first floor unit for a person with mobility impairment, or a transfer to a unit with accessible features</p> <p>The PHA will consider the following as regular priority transfer requests:</p> <p>When a family requests a larger bedroom size unit even though the family does not meet the PHA's definition of overcrowded, as long as the family meets the PHA's occupancy standards for the requested size unit</p>	<p>No</p>	<p>Allows transfer requests for educational opportunities. Removes a 25 mile requirement and the necessity of the PHA to make a public transportation accessibility determination.</p>
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Section	Previous Policy	Proposed Policy	Required Change	Impact
	<p>accommodation. Examples of a reasonable accommodation transfer include, but are not limited to, a transfer to a first floor unit for a person with mobility impairment, or a transfer to a unit with accessible features</p> <p>The PHA will consider the following as regular priority transfer requests:</p> <p>When a family requests a larger bedroom size unit even though the family does not meet the PHA's definition of overcrowded, as long as the family meets the PHA's occupancy standards for the requested size unit</p> <p>When the head of household or spouse is employed or in an educational or training program 25 miles or more from the public housing unit., has no reliable transportation, and public transportation is not adequate</p> <p>Transfers requested by the tenant are considered optional for the tenant.</p>	<p>When a household member is employed or in an educational or training program outside city limits from the public housing unit.</p> <p>Transfers requested by the tenant are considered optional for the tenant.</p>		

<p>12-III.C. ELIGIBILITY FOR TRANSFER</p>	<p>Except where reasonable accommodation is being requested, the PHA will only consider transfer requests from residents that meet the following requirements:</p> <p>Have not engaged in criminal activity that threatens the health and safety of residents and staff</p> <p>Owe no back rent or other charges, or have a pattern of late payment</p> <p>Have no housekeeping lease violations or history of damaging property</p> <p>Can get utilities turned on in the name of the head of household (applicable only to properties with tenant-paid utilities)</p> <p>A resident with housekeeping standards violations or lease enforcement or termination of tenancy in progress will not be transferred until the resident passes a follow-up housekeeping inspection.</p>	<p>Except where reasonable accommodation is being requested, the PHA will only consider transfer requests from residents that meet the following requirements:</p> <p>Have no lease enforcement or termination of tenancy in progress</p> <p>Have no current housekeeping lease violations or history of damaging property</p> <p>A resident with housekeeping standards violations or lease enforcement or termination of tenancy in progress will be sent a transfer request denial letter until the resident passes a follow-up housekeeping inspection or all lease enforcement has been cured.</p> <p>Exceptions to the good record requirement may be made with Division director approval.</p> <p>Exceptions will also be made when the PHA determines that a transfer is necessary to protect the health or safety of a resident who is a victim of domestic violence, dating violence, sexual assault, or stalking, and who provides documentation of abuse in accordance with section 16-VII.D of this ACOP. Tenants who are not in good standing may still request an emergency transfer under VAWA.</p>	<p>No</p>	<p>Clarifies existing policy.</p>
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	<p>Exceptions to the good record requirement may be made with Division director approval.</p> <p>Exceptions will also be made when the PHA determines that a transfer is necessary to protect the health or safety of a resident who is a victim of domestic violence, dating violence, sexual assault, or stalking, and who provides documentation of abuse in accordance with section 16-VII.D of this ACOP. Tenants who are not in good standing may still request an emergency transfer under VAWA.</p> <p>If a family requested to be placed on the waiting list for a unit size smaller than designated by the occupancy guidelines, the family will not be eligible to transfer to a larger size unit for a period of two years from the date of admission, unless they have a change in family size or composition, or it is needed as a reasonable accommodation.</p>			
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12-III.F. HANDLING REQUESTS	OF The PHA will respond by approving the transfer and putting the family on the transfer list, by denying the transfer, or by requiring more information or documentation from the family, such as documentation of domestic violence, dating violence, sexual assault, or stalking in accordance with section 16-VII.D of this ACOP.	The PHA will respond by approving the transfer and putting the family on the transfer list and the bedroom-size wait list at the properties they selected , by denying the transfer, or by requiring more information or documentation from the family, such as documentation of domestic violence, dating violence, sexual assault, or stalking in accordance with section 16-VII.D of this ACOP.		Reflects the shift to site-based, bedroom-size specific wait lists.
13-III.B. MANDATORY LEASE PROVISIONS	The PHA will terminate the lease for drug-related criminal activity engaged in on or off the premises by any tenant, member of the tenant's household or guest, and any such activity engaged in on the premises by any other person under the tenant's control.	The PHA may terminate the lease for drug-related criminal activity engaged in on or off the premises by any tenant, member of the tenant's household or guest, and any such activity engaged in on the premises by any other person under the tenant's control.		Provides additional flexibility to keep individuals housed.

<p>13-III.B. MANDATORY LEASE PROVISIONS</p>	<p>The PHA will terminate the lease when the PHA determines that a household member is illegally using a drug or the PHA determines that a pattern of illegal use of a drug interferes with the health, safety, or right to peaceful enjoyment of the premises by other residents.</p> <p>A pattern of illegal drug use means more than one incident of any use of illegal drugs during the previous six months.</p> <p>The PHA will consider all credible evidence, including but not limited to, any record of arrests or convictions of household members related to the use of illegal drugs.</p> <p>A record of arrest(s) will not be used as the basis for the termination or proof that the participant engaged in disqualifying criminal activity.</p>	<p>The PHA may terminate the lease when the PHA determines that a household member is illegally using a drug or the PHA determines that a pattern of illegal use of a drug interferes with the health, safety, or right to peaceful enjoyment of the premises by other residents.</p> <p>A pattern of illegal drug use means more than one incident of any use of illegal drugs during the previous six months.</p> <p>The PHA will consider all credible evidence, including but not limited to, any record of arrests or convictions of household members related to the use of illegal drugs.</p> <p>A record or records of arrest(s) will not be used as the sole basis for the termination or proof that the participant engaged in disqualifying criminal activity.</p>	<p>No</p>	<p>Provides additional flexibility to keep individuals housed.</p>
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<p>13-III.B. MANDATORY LEASE PROVISIONS</p>	<p>The PHA will terminate the lease when a covered person engages in any criminal activity that threatens the health, safety, or right to peaceful enjoyment of the premises by other residents (including PHA management staff residing on the premises) or by persons residing in the immediate vicinity of the premises.</p> <p>Immediate vicinity means within a three-block radius of the premises. The PHA will consider all credible evidence, including but not limited to, any record of arrests or convictions of covered persons related to the criminal activity.</p> <p>A record of arrest(s) will not be used as the basis for the termination or proof that the participant engaged in disqualifying criminal activity.</p>	<p>The PHA may terminate the lease when a covered person engages in any criminal activity that threatens the health, safety, or right to peaceful enjoyment of the premises by other residents (including PHA management staff residing on the premises) or by persons residing in the immediate vicinity of the premises.</p> <p>Immediate vicinity means within a three-block radius of the premises. The PHA will consider all credible evidence, including but not limited to, any record of arrests or convictions of covered persons related to the criminal activity.</p> <p>A record or records of arrest(s) will not be used as the sole basis for the termination or proof that the participant engaged in disqualifying criminal activity.</p>		<p>Provides additional flexibility to keep individuals housed.</p>
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<p>13-III.B. MANDATORY LEASE PROVISIONS</p>	<p>The PHA will terminate the lease if the PHA determines that a household member has engaged in abuse or a pattern of abuse of alcohol that threatens the health, safety, or right to peaceful enjoyment of the premises by other residents.</p> <p>A pattern of such alcohol abuse means more than one incident of any such abuse of alcohol during the previous six months. The PHA will consider all credible evidence, including but not limited to, any record of arrests or convictions of household members related to the abuse of alcohol.</p> <p>A record of arrest(s) will not be used as the basis for the termination or proof that the participant engaged in disqualifying criminal activity.</p>	<p>The PHA may terminate the lease if the PHA determines that a household member has engaged in abuse or a pattern of abuse of alcohol that threatens the health, safety, or right to peaceful enjoyment of the premises by other residents.</p> <p>A pattern of such alcohol abuse means more than one incident of any such abuse of alcohol during the previous six months.</p> <p>The PHA will consider all credible evidence, including but not limited to, any record of arrests or convictions of household members related to the abuse of alcohol.</p> <p>A record or records of arrest(s) will not be used as the sole basis for the termination or proof that the participant engaged in disqualifying criminal activity.</p>	<p>No</p>	<p>Provides additional flexibility to keep individuals housed.</p>
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13-III.B. MANDATORY LEASE PROVISIONS	The PHA will may terminate the lease if the PHA determines that a household member has furnished false or misleading information concerning illegal drug use, alcohol abuse, or rehabilitation of illegal drug users or alcohol abusers.	The PHA may terminate the lease if the PHA determines that a household member has furnished false or misleading information concerning illegal drug use, alcohol abuse, or rehabilitation of illegal drug users or alcohol abusers.	No	Provides additional flexibility to keep individuals housed.
13-III.B. MANDATORY LEASE PROVISIONS	<p>The PHA will terminate the lease for the following violations of tenant obligations under the lease:</p> <p>Failure to make payments due under the lease, including nonpayment of rent (see Chapter 8 for details pertaining to lease requirements for payments due);</p>	<p>The PHA may terminate the lease for the following violations of tenant obligations under the lease:</p> <p>Failure to make payments due under the lease, including nonpayment of rent (see Chapter 8 for details pertaining to lease requirements for payments due);</p>	No	Provides additional flexibility to keep individuals housed.
13-III.C. OTHER AUTHORIZED REASONS FOR TERMINATION	The PHA will terminate the lease for the following reasons.	The PHA may terminate the lease for the following reasons.	No	<p>Changing from “will” to “may” gives the PHA additional flexibility on lower severity lease violations, such as pet violations, unreported children in the home, and failure to make repayment agreement payments on time.</p> <p>The goal is to keep residents in their home. The PHA will utilize the written progressive lease enforcement procedure and work with families to</p>

				problem-solve issues rather than immediately sending lease termination notices.
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13-III.D. ALTERNATIVES TO TERMINATION OF TENANCY	<p>As a condition of the family's continued occupancy, the head of household must certify that the culpable household member has vacated the unit and will not be permitted to visit or to stay as a guest in the assisted unit. The family must present evidence of the former household member's current address upon PHA request.</p>	<p>As a condition of the family's continued occupancy, the head of household must certify that the culpable household member has vacated the unit and will not be permitted to visit or to stay as a guest in the assisted unit.</p>	<p>No</p>	<p>Removes a burden from households to provide proof that they may not have control over or access to.</p>
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<p>13-III.E. CRITERIA DECIDING TERMINATE TENANCY</p>	<p>FOR TO</p> <p>The PHA will consider the following facts and circumstances before deciding whether to terminate the lease for any of the HUD required lease provisions or for any other reasons: The seriousness of the offending action, especially with respect to how it would affect other residents' safety or property The extent of participation or culpability of the leaseholder, or other household members, in the offending action, including whether the culpable member is a minor, a person with disabilities, or (as discussed further in section 13-III.F) a victim of domestic violence, dating violence, sexual assault, or stalking The effects that the eviction will have on other family members who were not involved in the action or failure to act The effect on the community of the termination, or of the PHA's failure to terminate the tenancy The effect of the PHA's decision on the integrity</p>	<p>The PHA will consider the following facts and circumstances before deciding whether to terminate the lease for any of the HUD required lease provisions or for any other reasons: The seriousness of the offending action, especially with respect to how it would affect other residents' safety or property The extent of participation or culpability of the leaseholder, or other household members, in the offending action, including whether the culpable member is a minor, a person with disabilities, or (as discussed further in section 13-III.F) a victim of domestic violence, dating violence, sexual assault, or stalking The effects that the eviction will have on other family members who were not involved in the action or failure to act The effect on the community of the termination, or of the PHA's failure to terminate the tenancy The effect of the PHA's decision on the integrity of the public housing program</p>	<p>No</p>	<p>Prioritizes keeping people housed over waiting list admissions.</p>
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	of the public housing program The demand for housing by eligible families who will adhere to lease responsibilities			
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13-III.E. CRITERIA FOR DECIDING TO TERMINATE TENANCY	<p>In determining whether to terminate the lease for illegal drug use or a pattern of illegal drug use, or for abuse or a pattern of abuse of alcohol, by a household member who is no longer engaging in such use or abuse, the PHA will consider whether such household member is or has successfully completed a supervised drug or alcohol rehabilitation program. For this purpose the PHA will require the tenant to submit evidence of the household member's or successful completion of a supervised drug or alcohol rehabilitation program.</p>	<p>In determining whether to terminate the lease for illegal drug use or a pattern of illegal drug use, or for abuse or a pattern of abuse of alcohol, by a household member who is no longer engaging in such use or abuse, the PHA will consider whether such household member is participating in or has successfully completed a supervised drug or alcohol rehabilitation program. For this purpose the PHA will require the tenant to submit evidence of the household member's participation in or successful completion of a supervised drug or alcohol rehabilitation program.</p>	No	Provides flexibility in keeping people housed during recovery.
13-IV.D. LEASE TERMINATION NOTICE		<p>If the PHA offers remote hearings, the notice will also state that the resident may request a remote hearing.</p> <p>If the PHA will require that the hearing be conducted remotely, at the time the notice is sent to the resident informing them of the right to request a hearing, the resident will be notified that the hearing will be conducted remotely. The resident will be informed of the processes involved in a remote hearing and that the PHA will provide technical assistance, if needed, before the hearing.</p>	Yes	Updates to new technology and addresses current global conditions.

14-III.G. PROCEDURES GOVERNING THE HEARING	<p>If the tenant does not appear at the scheduled time of the hearing, the hearing officer will wait up to 30 minutes. If the tenant appears within 20 minutes of the scheduled time, the hearing will be held. If the tenant does not arrive within 30 minutes of the scheduled time, they will be considered to have failed to appear.</p>	<p>If the tenant does not appear at the scheduled time of the hearing, the hearing officer will wait up to 20 minutes. If the tenant appears within 20 minutes of the scheduled time, the hearing will be held. If the tenant does not arrive within 20 minutes of the scheduled time, they will be considered to have failed to appear.</p>	<p>No</p>	<p>Alignment with Section 8</p>
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KEY MODIFICATIONS TO THE HOMES FOR GOOD RENT ASSISTANCE ADMINISTRATIVE PLAN FISCAL YEAR 2022 EFFECTIVE DATE 10-1-2021 TO 9-30-2022

PROPOSED CHANGES TO THE FOLLOWING CHAPTERS

Chapter 3: Eligibility

Chapter 4: Applications, Waiting List, and Tenant Selection

Chapter 5: Briefings and Voucher Issuance

Chapter 6: Income and Subsidy Determinations

Chapter 7: Verification

Chapter 8: Housing Quality Standards and Rent Reasonableness Determinations

Chapter 11: Reexaminations

Chapter 12: Termination of Assistance and Tenancy

Chapter 13: Owners

Chapter 16: Program Administration

Chapter 17: Project-Based Vouchers

Chapter 18: Project-Based Vouchers (PBV) Under the Rental Assurances Demonstration (RAD) Program

**KEY MODIFICATIONS TO THE HOMES FOR GOOD
ADMINISTRATIVE PLAN FOR THE HOUSING CHOICE VOUCHER PROGRAM (ADMIN PLAN)
PROPOSED EFFECTIVE DATE 10-1-2021**

Section	Previous Policy	Proposed Policy	Required Change	Impact
1-III.D.	The PHA will review and update the plan at least once a year, and more often if needed , to reflect changes in regulations, PHA operations, or when needed to ensure staff consistency in operation.	The PHA will review and update the plan, as needed to reflect changes in regulations, PHA operations, or when needed to ensure staff consistency in operation.	No	Allow flexibility
3.I.M	A family's request for a live-in aide must be made in writing. Written verification will be required from a reliable, knowledgeable professional, such as a doctor, social worker, or case worker, that the live-in aide is essential for the care and well-being of the elderly, near-elderly, or disabled family member. For continued approval, the family must submit a new, written request-subject to PHA verification-at each annual reexamination	A family's request for a live-in aide must be made in writing. Written verification will be required from a reliable, knowledgeable professional, such as a doctor, social worker, or case worker, that the live-in aide is essential for the care and well-being of the elderly, near-elderly, or disabled family member. For continued approval, the family may submit a new, written request-subject to PHA verification-at each annual reexamination	No	Provides clarification
3-III.A.		While the regulations state that the PHA must prohibit admission for certain types of criminal activity and give the PHA the option to deny for other types of previous criminal history, more recent HUD rules and OGC guidance must also be taken into consideration when determining whether a particular individual's criminal history merits denial of admission. When considering any denial of admission, PHAs may not use arrest records as the basis for the denial. Further, HUD does not require the adoption of "One Strike" policies and reminds PHAs of their obligation to safeguard the due process rights of applicants and tenants [Notice PIH 2015-19]. HUD's Office of General Counsel issued a memo on April 4, 2016, regarding the application of Fair Housing Act standards to the use of criminal records. This memo states that a PHA violates the Fair	Yes	Now regulates a PHA from a blanket denial

Section	Previous Policy	Proposed Policy	Required Change	Impact
		<p>Housing Act when their policy or practice has an unjustified discriminatory effect, even when the PHA had no intention to discriminate. Where a policy or practice that restricts admission based on criminal history has a disparate impact on a particular race, national origin, or other protected class, that policy or practice is in violation of the Fair Housing Act if it is not necessary to serve a substantial, legitimate, nondiscriminatory interest of the PHA, or if that interest could be served by another practice that has a less discriminatory effect [OGC Memo 4/4/16].</p> <p>PHAs who impose blanket prohibitions on any person with any conviction record, no matter when the conviction occurred, what the underlying conduct entailed, or what the convicted person has done since then will be unable to show that such policy or practice is necessary to achieve a substantial, legitimate, nondiscriminatory interest. Even a PHA with a more tailored policy or practice that excludes individuals with only certain types of convictions must still prove that its policy is necessary. To do this, the PHA must show that its policy accurately distinguishes between criminal conduct that indicates a demonstrable risk to resident safety and property and criminal conduct that does not.</p>		
3-III.B.	Currently engaged in is defined as any use of illegal drugs during the previous six months. However, if the PHA is able to verify the household member who engaged in the illegal drug activity has completed, or is actively engaged, in a supervised drug rehabilitation program approved by the PHA, then the PHA will admit an otherwise eligible family.	Currently engaged in is defined as any use of illegal drugs during the previous three months. However, if the PHA is able to verify the household member who engaged in the illegal drug activity has completed, or is actively engaged, in a supervised drug rehabilitation program approved by the PHA, then the PHA will admit an otherwise eligible family.	No	Reduces Barriers

Section	Previous Policy	Proposed Policy	Required Change	Impact
3-III.B.	In determining reasonable cause, the PHA will consider all credible evidence, including but not limited to, any record of convictions, arrests, or evictions of household members related to the use of illegal drugs or the abuse of alcohol. A conviction will be given more weight than an arrest. The PHA will also consider evidence from treatment providers or community-based organizations providing services to household members.	In determining reasonable cause, the PHA will consider all credible evidence, including but not limited to, any record of convictions, arrests, or evictions of household members related to the use of illegal drugs or the abuse of alcohol. A conviction will be given more weight than an arrest. A record or records of arrest will not be used as the sole basis of determining reasonable cause. The PHA will also consider evidence from treatment providers or community-based organizations providing services to household members.	No	
3-III.C.	The PHA may deny assistance if the PHA determines that any household member is currently engaged in or has engaged in during a reasonable time before the family would receive assistance, certain types of criminal activity.	If any household member is currently engaged in or has engaged in any of the following criminal activities, within the past three years, the family will be denied assistance.	No	Criminal activity
3-III.D.	The PHA will perform criminal background checks through the Oregon State Police Law Enforcement Data System (LEDS) database and Oregon court records (OJIN) or a commercial screening company for all adult household members. If the adult household member has resided outside the state of Oregon in the last 3 years, if the results of the criminal background check through LEDS indicates there has been criminal activity outside the state of Oregon, or the adult household member self-discloses out-of-state criminal activity in the last 3 years a commercial screening company will be used. If the adult household member has resided in Oregon for the last 3 years and there is no indication of out-of-state criminal activity the PHA will use the Oregon State Police Law Enforcement Data System (LEDS) database and Oregon court records (OJIN) to conduct the criminal background check.	The PHA will perform criminal background checks through a commercial screening company for all household members.	No	Streamlined screening
3-III.D.		While a PHA has regulatory authority to use criminal conviction records for the purpose of applicant screening for admission, there is no corresponding authority to use these records to check for criminal and illegal drug activity by	Yes	

Section	Previous Policy	Proposed Policy	Required Change	Impact
		participants, and therefore, PHAs may not use records for this purpose.		
4-II.F.	<p>The waiting list will be updated annually to ensure that all applicants and applicant information is current and timely.</p> <p>The family's response must be in writing and may be delivered in person, by mail, by email, or by fax. Responses should be postmarked or received by the PHA not later than 14 business days from the date of the PHA letter.</p> <p>If the family fails to respond within 14 business days, the family will be removed from the waiting list without further notice.</p> <p>If the notice is returned by the post office with a forwarding address, the notice will be re-sent to the address indicated. The family will have 14 business days to respond from the date the letter was re-sent.</p>	<p>The waiting list will be updated as needed to ensure that all applicants and applicant information is current and timely.</p> <p>The family's response must be in writing and may be delivered in person, by mail, by email, or by fax. Responses should be postmarked or received by the PHA not later than 30 business days from the date of the PHA letter.</p> <p>If the family fails to respond within 30 business days, the family will be removed from the waiting list without further notice.</p> <p>If the notice is returned by the post office with a forwarding address, the notice will be re-sent to the address indicated. The family will have 30 business days to respond from the date the letter was re-sent.</p>	No	Increase time to return purge
4-III.B		Foster Youth Initiative Vouchers (FYI) under the Family Unification Protection Vouchers (FUP) Program	No	New Targeted funding
5-I.B.	Briefings will be conducted in group meetings	Briefings may be conducted in group meetings or remotely .	No	Remote briefings
5-I.B.		<p>Oral briefings will be either conducted in group meetings or remotely.</p> <p>For remote and group briefings families will be provided access to pre-recorded Oral briefing materials.</p> <p>Following group briefings families will have a group question and answer session as well as the opportunity for a one on one question and answer session with PHA staff.</p>	No	Remote briefings

Section	Previous Policy	Proposed Policy	Required Change	Impact
		Following remote briefings families will have a one on one question and answer session with PHA staff. PHA staff will document in families file completion of the Q&A session when remote briefing is utilized.		
6-I.G.	The PHA will review the passbook rate annually, in December of each year . The rate will not be adjusted unless the current PHA rate is no longer within 0.75 percent of the national rate. If it is no longer within 0.75 percent of the national rate, the passbook rate will be set at the current national rate. Changes to the passbook rate will take effect on February 1 following the December review.	The PHA will review the passbook rate annually . The rate will not be adjusted unless the current PHA rate is no longer within 0.75 percent of the national rate. If it is no longer within 0.75 percent of the national rate, the passbook rate will be set at the current national rate. The effective date of changes to the passbook rate will be determined at the time of the review .	No	Update passbook rate after review of published date.
6-II.F.	When the child care expense being claimed is to enable a family member to work, only one family member's income will be considered for a given period of time. When more than one family member works during a given period, the PHA generally will limit allowable child care expenses to the earned income of the lowest-paid member. The family may provide information that supports a request to designate another family member as the person enabled to work.	Amounts anticipated to be paid by the family for the care of children under 13 years of age during the period for which annual income is computed, but only where such care is necessary to enable a family member to actively seek employment, be gainfully employed, or to further his or her education and only to the extent such amounts are not reimbursed. The amount deducted shall reflect reasonable charges for child care. In the case of child care necessary to permit employment, the amount deducted shall not exceed the amount of employment income that is included in annual income	No	Allows flexibility
6-II.F.	Child care expenses will be considered for the time required for the eligible activity plus reasonable transportation time. For child care that enables a family member to go to school, the time allowed may include not more than one study hour for each hour spent in class. To establish the reasonableness of child care costs, the PHA will use the schedule of child care costs from the local welfare agency. Families may present, and the PHA	To establish the reasonableness of childcare costs, the PHA will verify the eligible childcare expenses via third party verification. Families may present, and the PHA will consider, justification for costs that exceed typical costs in the area.	No	Provides clarity

Section	Previous Policy	Proposed Policy	Required Change	Impact
	will consider, justification for costs that exceed typical costs in the area.			
6-III.A.	The PHA will make utility reimbursements to the utility provider.	The PHA will make utility reimbursements to the utility provider. In instances where there is no utility provider and only a utility fee being charged by the landlord the utility reimbursement funds will be issued directly to the family.	No	Provides clarity
7-I.D.	As verification of earned income, the PHA will require the family to provide the two most current, consecutive pay stubs.	As verification of earned income, the PHA will require the family to provide the two most current, consecutive pay stubs. At the PHA's discretion, if additional paystubs are needed due to the family's circumstances (e.g., sporadic income, fluctuating schedule, etc.), the PHA may request additional paystubs or a payroll record.	No	Better verification
7-III.J.	In addition, the PHA will request written verification of the student's tuition amount .	In addition, the PHA will request written verification of the student's tuition, fees, and other required charges .	Yes	Provide clarity to regulation around student financial assistance
8-II.A.	When a family occupies the unit at the time of inspection an adult family member must be present for the inspection. The presence of the owner or the owner's representative is encouraged but is not required.	When a family occupies the unit at the time of inspection an authorized adult must be present for the inspection. The presence of the owner or the owner's representative is encouraged but is not required.	No	Provides flexibility during inspections
11-I.D.	If the family does not provide the required documents or information within the required time period (plus any extensions), the family will be sent a notice of termination (See Chapter 12).	If the family does not provide the required documents or information within the required time period (plus any extensions), the family will be offered an opportunity to attend a coaching session. Failure to respond or provide the required documents or information will result in the initial ineligibility process. If the family does not provide the required documents or materials during the ineligibility process, then the family will be sent a notice of termination (See Chapter 12).	No	Better customer service

Section	Previous Policy	Proposed Policy	Required Change	Impact
		Coaching Sessions are defined as an opportunity for the family and PHA to meet when the family may not be in compliance with program regulations or policies, to offer additional support to successfully navigate the program. Coaching sessions are not applicable during HUD Mandatory Termination of Assistance (See Chapter 12).		
11-II.C.	Families are required to report all changes in income or expense, including increases in earned income, including new employment, at the next Annual Recertification time period (beginning with the mailing of the Annual review packet to the tenant up until the effective date of the Annual Reexam).	Families are required to report all changes in income or expense, including increases in earned income, including new employment, at the next Annual Recertification time period (beginning with the mailing of the Annual review packet to the tenant up until the effective date of the Annual Reexam). Families participating in the Family Self-Sufficiency (FSS) program may request and receive an increase in rent through an interim reexamination.	No	Aligns with FSS program
11-III.C.	The notice to the family will include the annual and adjusted income amounts that were used to calculate the family share of the rent and the housing assistance payment. The notice also will state the procedures for requesting an informal hearing.	The notice to the family will include the annual and adjusted income amounts that were used to calculate the family share of the rent and the housing assistance payment. The notice will state the family has the right to request an explanation of how the assistance was calculated and if the family disagrees, they have the right to informal hearing. The notice will include the procedures for requesting an informal hearing.	No	Better customer service
12-I.E.	Currently engaged in is defined as any use of illegal drugs during the previous six months. A record of arrest(s) will not be used as the basis for the termination or proof that the participant engaged in disqualifying criminal activity.	Currently engaged in is defined as any use of illegal drugs during the previous three months. A record or records of arrest(s) will not be used as the sole basis for the termination or proof that the participant engaged in disqualifying criminal activity.	No	Flexibility and clarify cannot terminate on just an arrest alone.
12-II.D.	None	Use of Criminal Conviction Records after Admission [24 CFR 5.903] The regulation at 24 CFR 5.903 governs a PHA's access to and use of criminal conviction records obtained from a "law	Yes	Align with HUD regulations

Section	Previous Policy	Proposed Policy	Required Change	Impact
		<p>enforcement agency” such as the National Crime Information Center (NCIC), police departments, and other law enforcement agencies that hold criminal conviction records. While the regulatory listing of permitted uses for these records includes PHA screening of applicants for admission to the HCV program, it specifically excludes the use of records for lease enforcement and eviction of HCV participants and excludes by omission a PHA’s use of records to terminate assistance for participants. While a PHA has regulatory authority to use criminal conviction records for the purpose of applicant screening for admission, there is no corresponding authority to use these records to check for criminal and illegal drug activity by participants, and therefore, PHAs may not use records for this purpose. The limitations, however, do not apply to criminal conviction information searches from non-federal sources (i.e., sources other than the “law enforcement agencies” defined in 24 CFR 5.902(b)). There is no prohibition that bars a PHA from using non-federal sources to conduct criminal background checks of program participants.</p>		
12-III.B.	None	<p>If a property is subject to foreclosure, during the term of the lease, the new owner of the property does not have good cause to terminate the tenant’s lease, unless the new owner will occupy the unit as their primary residence and has provided the tenant with at least a 90-day notice. In that case, the lease may be terminated effective on the date of sale, although the tenant is still entitled to a 90-day notice to vacate. See Section 13-II.G for a discussion of PHA policies relating to units in foreclosure.</p>	Yes	Protects HCV participant in event of foreclosures

Section	Previous Policy	Proposed Policy	Required Change	Impact
13-I.A.		If the PHA will be conducting outreach events, the PHA must ensure that notices and communications during outreach events are provided in a manner that is effective for persons with hearing, visual, and other communications-related disabilities. PHAs must also take reasonable steps to ensure meaningful access to programs to persons with limited English proficiency.	Yes	
13-II.G.	None	<p>Families receiving HCV assistance are entitled to certain protections set forth under the Protecting Tenants at Foreclosure Act (PTFA). During the term of the lease, the new owner of the property does not have good cause to terminate the tenant's lease, unless the new owner will occupy the unit as their primary residence and has provided the tenant with at least a 90-day notice. In that case, the lease may be terminated effective on the date of sale, although the tenant is still entitled to a 90-day notice to vacate. Further, the new owner assumes interest in the lease between the prior owner and the tenant and to the HAP contract.</p> <p>Any state or local law that provides longer time periods or other additional protections for tenants also applies.</p> <p>PHA Policy</p> <p>If a property is in foreclosure, the PHA will make all reasonable efforts to determine the status of the foreclosure and ownership of the property and will continue to make payments to the original owner until ownership legally transfers in accordance with the HAP contract. The PHA will attempt to obtain a written acknowledgement of the assignment of the HAP contract from the successor in interest. This will include a request for</p>	Yes	Provides clarity in the event of a foreclosure.

Section	Previous Policy	Proposed Policy	Required Change	Impact
		<p>owner information, including a tax identification number and payment instructions from the new owner. Even if the new owner does not acknowledge the assignment of the HAP contract in writing, the assignment is still effective by operation of law.</p> <p>The PHA will inform the tenant that they must continue to pay rent in accordance with the lease, and if the new owner refuses to accept payment or cannot be identified, the tenant should pay rent into escrow. Failure to pay rent may constitute an independent ground for eviction. In the event that the PHA is unable to make HAP payments to the new owner due to an action or inaction by the new owner that prevents such payments (e.g., rejection of payments or failure to maintain the property according to HQS), the PHA will hold the HAP until resolution of said issue.</p> <p>The PHA will also refer the tenant, as needed, to the local legal aid office in order to ensure adequate protection of the tenant's rights and enforcement of the successor in interest's performance under the HAP contract.</p> <p>See Section 12-III.B for a discussion of foreclosure as it pertains to owner termination of tenancy.</p>		
16-II.B.	Changes to payment standard amounts will be effective on January 1st of every year, or within three months of the FMR effective date. The effective date is applicable both to HUD-required revisions and to discretionary revisions.	Changes to payment standard amounts will be effective no later than 3 months following the effective date of the published FMR if a change is necessary to stay within the basic range.	No	Provides clarification
16-II.B.	The PHA must request HUD approval to establish payment standards that are higher than the basic range. At HUD's sole discretion, HUD may approve a payment standard amount that is higher than the basic range for a designated part of the FMR area. HUD may approve an exception payment standard amount (in accordance	A non-SAFMR PHA may establish an exception payment standard for a zip code area of up to and including 110 percent of the SAFMR determined by HUD for that zip code area. Regardless of the level of the exception payment standard	Yes	PHA can do a SAFMR without permission from HUD

Section	Previous Policy	Proposed Policy	Required Change	Impact
	with program requirements) for all units, or for all units of a given size, leased by program families in the exception area. Any PHA with jurisdiction in the exception area may use the HUD-approved exception payment standard amount. The total population of all HUD-approved exception areas in an FMR area may not include more than 50 percent of the population of the FMR area.	compared to the metropolitan area FMRs (MAFMRs), the PHA must send an email to SAFMRs@hud.gov to notify HUD that it has adopted an exception payment standard based on the SAFMR. A PHA that adopts an exception payment standard pursuant to this authority must apply it to the entire ZIP code area, for both its HCV, and if applicable, its PBV program. For the PBV program, this means that the rent to owner may not exceed the new exception payment standard amount, provided the rent is still reasonable. A PHA that adopts an exception payment standard area must revise its briefing materials to make families aware of the exception payment standard and the area that it covers		
16-II.B.	The PHA will not voluntarily adopt the use of SAFMRs.	The PHA may voluntarily adopt the use of SAFMRs.	No	Allows PHA flexibility in setting SAFMR if needed.
16-III.B.	None	Remote Informal Reviews All PHA policies and processes for remote informal reviews must be conducted in accordance with due process requirements and be in compliance with HUD regulations. PHA Policy The PHA has the sole discretion to require that informal reviews be conducted remotely in case of local, state, or national physical distancing orders, and in cases of inclement weather or natural disaster. In addition, the PHA will conduct an informal review remotely upon request of the applicant as a reasonable accommodation for a person with a disability, if an applicant does not have child care or transportation that would enable them to attend the informal review, or if the applicant believes an in-	Yes	Adds Remote Informal Reviews

Section	Previous Policy	Proposed Policy	Required Change	Impact
		<p>person informal review would create an undue health risk. The PHA will consider other reasonable requests for a remote informal review on a case-by-case basis.</p> <p>Conducting Remote Informal Reviews The PHA must ensure that the applicant has the right to hear and be heard.</p> <p>PHA Policy The PHA will conduct remote informal reviews via telephone conferencing call-in or via videoconferencing. If the informal review will be conducted via videoconferencing, the PHA will ensure that all applicants, applicant representatives, PHA representatives and the person conducting the informal review can adequately access the platform (i.e., hear, be heard, see, and be seen). If any applicant, applicant representative, PHA representative, or person conducting the informal review is unable to effectively utilize the videoconferencing platform, the informal review will be conducted by telephone conferencing call-in.</p> <p>Whether the informal review is to be conducted via videoconferencing or telephone call-in, the PHA will provide all parties login information and/or conferencing call-in information before the review.</p>		
16-III.C.	None	<p>Remote Informal Hearings The PHA's essential responsibility is to ensure informal hearings meet the requirements of due process and comply with HUD regulations. Therefore, all PHA policies and processes for remote informal hearings will be conducted in accordance with due process requirements and will be in compliance with HUD regulations.</p> <p>PHA Policy</p>	Yes	Adds Remote Informal Hearings

Section	Previous Policy	Proposed Policy	Required Change	Impact
		<p>The PHA has the sole discretion to require that informal hearings be conducted remotely in case of local, state, or national physical distancing orders, and in cases of inclement weather or natural disaster. In addition, the PHA will conduct an informal hearing remotely upon request as a reasonable accommodation for a person with a disability, if a participant does not have child care or transportation that would enable them to attend the informal hearing, or if the participant believes an in-person hearing would create an undue health risk. The PHA will consider other reasonable requests for a remote informal hearing on a case-by-case basis.</p> <p>Conducting Informal Hearings Remotely In conducting any informal hearing remotely, the PHA shall ensure due process and that all parties are able to have full access to the hearing.</p> <p>PHA Policy The PHA will conduct remote informal hearings via telephone conferencing call-in or via videoconferencing. If the informal hearing will be conducted via videoconferencing, the PHA will ensure that all participants, participant representatives, advocates, witnesses, PHA representatives, and the hearing officer can adequately access the platform (i.e., hear, be heard, see, and be seen). If any participant, representative, advocate, witness, PHA representative, or hearing officer is unable to effectively utilize the videoconferencing platform, the informal hearing will be conducted by telephone conferencing call-in. Whether the informal hearing is to be conducted via videoconferencing or</p>		

Section	Previous Policy	Proposed Policy	Required Change	Impact
		telephone call-in, the PHA will provide all parties login information and/or telephone call-in information before the hearing.		
16-III.C.	None	That the family may request a remote informal hearing If the PHA will require that the hearing be conducted remotely, at the time the notice is sent to the family informing them of the right to request an informal hearing, the family will be notified that the informal hearing will be conducted remotely. The family will be informed of the processes involved in a remote informal hearing and that the PHA will provide technical assistance, if needed, before the informal hearing	No	Allows persons access to hearing due to barriers (i.e. Social distancing, childcare, etc.)
16-III.C.	<p>Participants and the PHA are permitted pre-hearing discovery rights. The family must be given the opportunity to examine before the hearing any PHA documents that are directly relevant to the hearing. The family must be allowed to copy any such documents at their own expense. If the PHA does not make the document available for examination on request of the family, the PHA may not rely on the document at the hearing.</p> <p>The PHA hearing procedures may provide that the PHA must be given the opportunity to examine at the PHA offices before the hearing, any family documents that are directly relevant to the hearing. The PHA must be allowed to copy any such document at the PHA's expense. If the family does not make the document available for examination on request of the PHA, the family may not rely on the document at the hearing.</p> <p>For the purpose of informal hearings, documents include records and regulations. PHA Policy</p> <p>The family will be allowed to copy any documents related to the hearing at a cost of \$.25 per page. The family must request discovery of PHA</p>	<p>Participants and the PHA are permitted pre-hearing discovery rights. The family must be given the opportunity to examine before the hearing any PHA documents that are directly relevant to the hearing. The family must be allowed to copy any such documents at their own expense. If the PHA does not make the document available for examination on request of the family, the PHA may not rely on the document at the hearing.</p> <p>For the purpose of informal hearings, documents include records and regulations.</p> <p>The hearing will be conducted remotely or in-person. The PHA will compile a hearing packet, consisting of all documents the PHA intends to produce at the informal hearing. The PHA will mail copies of the hearing packet to the family, the family's representatives, if any, and the hearing officer at least three days before the scheduled informal hearing. The original hearing packet will be in the possession of the PHA representative and retained by the PHA.</p>	Yes	Clarity around documents reviewed prior to and during hearings

Section	Previous Policy	Proposed Policy	Required Change	Impact
	documents no later than 12:00 p.m. on the business day prior to the scheduled hearing date.	<p>Documents will be shared electronically whenever possible.</p> <p>The family will be allowed to copy any additional documents not provided in the hearing packet at a cost of \$.25 per page. The family must request any additional documents no later than 12:00 p.m. on the business day prior to the scheduled hearing date.</p> <p>The PHA hearing procedures may provide that the PHA must be given the opportunity to examine at the PHA offices before the hearing any family documents that are directly relevant to the hearing. The PHA must be allowed to copy any such document at the PHA's expense. If the family does not make the document available for examination on request of the PHA, the family may not rely on the document at the hearing.</p> <p>PHA Policy</p> <p>For in-person or remote hearings, the PHA will not require pre-hearing discovery by the PHA of family documents directly relevant to the hearing.</p> <p>Copies of family documents will be presented at the time of the hearing. Immediately following the hearing, family documents will be copied and dispersed to relevant PHA staff at the PHA's expense. Documents will be shared electronically whenever possible.</p>		
17-II.B.	For certain public housing projects where the PHA has an ownership interest or control and will spend a minimum amount per unit on rehabilitation or construction , the PHA may select a project without following one of the two processes above.	<p>For certain public housing projects where the PHA has an ownership interest or control, the PHA may attach PBV assistance non-competitively without following one of the two processes above.</p> <p>This exception applies when the PHA is engaged in an initiative to improve, develop, or replace a public housing property or site. The public housing units may either currently be in the public</p>	Yes	Allows a PHA to implement PBV noncompetitively

Section	Previous Policy	Proposed Policy	Required Change	Impact
		<p>housing inventory or may have been removed from the public housing inventory within five years of the date on which the PHA entered into the AHAP or HAP.</p> <p>If the PHA is planning rehabilitation or new construction on the project, a minimum threshold of \$25,000 per unit in hard costs must be expended.</p> <p>If the PHA plans to replace public housing by attaching PBV assistance to existing housing in which the PHA has an ownership interest or control, then the \$25,000 per unit minimum threshold does not apply as long as the existing housing substantially complies with HQS.</p> <p>The PHA must include in the administrative plan what work it plans to do on the property or site and how many PBV units will be added to the site.</p>		
17-II.B.	<p>The PHA may submit a proposal for project-based housing that is owned or controlled by the PHA. If the proposal for PHA-owned housing is selected, the PHA will use an entity that is not Homes for Good governed and/or has Homes for Good employees, to review the PHA selection and to administer the PBV program. The PHA will obtain HUD approval of this entity prior to selecting the proposal for PHA-owned housing.</p>	<p>The PHA may submit a proposal for project-based housing that is owned or controlled by the PHA. If the proposal for PHA-owned housing is selected, the PHA will use an entity that is not Homes for Good governed and/or has Homes for Good employees, to review the PHA selection process. The PHA will obtain HUD approval of this entity prior to selecting the proposal for PHA-owned housing.</p>	Yes	Expands responsibilities of independent entity.
17-II.E.	<p>The PHA may provide PBV assistance only in accordance with HUD subsidy layering regulations [24 CFR 4.13] and other requirements.</p> <p>The subsidy layering review is intended to prevent excessive public assistance by combining (layering) housing assistance payment subsidy under the PBV program with other governmental housing assistance from federal, state, or local agencies, including assistance such as tax concessions or tax credits. Subsidy layering requirements do not apply to existing housing. A further subsidy layering review is not required for new construction or rehabilitation if HUD's</p>	<p>The subsidy layering review is intended to prevent excessive public assistance by combining (layering) housing assistance payment subsidy under the PBV program with other governmental housing assistance from federal, state, or local agencies, including assistance such as tax concessions or tax credits.</p> <p>HUD requires new construction and rehabilitation housing that will include forms of governmental assistance other than PBVs to undergo a subsidy layering review (SLR) prior to entering into an</p>	Yes	Provides clarity to ensure that there is the appropriate amount of funding for the project, and in turn results in long term fiscally healthy project.

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	<p>designee has conducted a review that included a review of PBV assistance in accordance with the PBV subsidy layering guidelines.</p> <p>The PHA must submit the necessary documentation to HUD for a subsidy layering review. Except in cases noted above, the PHA may not enter into an agreement to enter into a HAP contract or a HAP contract until HUD, or a HUD-approved housing credit agency (HCA), has conducted any required subsidy layering review and determined that the PBV assistance is in accordance with HUD subsidy layering requirements. However, in order to satisfy applicable requirements, HCAs must conduct subsidy layering reviews in compliance with the guidelines set forth in the Federal Register notice published July 9, 2010.</p> <p>The HAP contract must contain the owner's certification that the project has not received and will not receive (before or during the term of the HAP contract) any public assistance for acquisition, development, or operation of the housing other than assistance disclosed in the subsidy layering review in accordance with HUD requirements.</p>	<p>Agreement to Enter into Housing Assistance Payments Contract (AHAP). Subsidy layering requirements do not apply to existing housing, when PBV is the only governmental assistance, or for projects already subject to a PBV HAP contract, even if the project is recapitalized with outside sources of funding.</p> <p>When a PHA selects a new construction or rehabilitation project, the PHA must require information regarding all HUD and/or other federal, state, or local governmental assistance to be disclosed by the project owner using Form HUD-2880. Appendix A of FR Notice 2/28/20 contains a list of all required documentation.</p> <p>Either HUD or a HUD-approved housing credit agency (HCA) in the PHA's jurisdiction performs the subsidy layering review. The PHA must request an SLR though their local HUD Field Office or, if eligible, through a participating HCA. If the SLR request is submitted to an approved HCA, and the proposed project-based voucher assistance meets HUD subsidy layering requirements, the HCA must submit a certification to HUD and notify the PHA. The PHA may proceed to execute an AHAP at that time if the environmental approval is received.</p> <p>The HAP contract must contain the owner's certification that the project has not received and will not receive (before or during the term of the HAP contract) any public assistance for acquisition, development, or operation of the housing other than assistance disclosed in the subsidy layering review in accordance with HUD requirements.</p>		

Section	Previous Policy	Proposed Policy	Required Change	Impact
17-III.D.	<p>Pre-HAP Contract Inspections [24 CFR 983.103(b)] The PHA must inspect each contract unit before execution of the HAP contract. The PHA may not enter into a HAP contract covering a unit until the unit fully complies with HQS.</p> <p>Turnover Inspections [24 CFR 983.103(c), FR Notice 1/18/17, and Notice PIH 2017-20] Before providing assistance to a new family in a contract unit, the PHA must inspect the unit. The PHA may not provide assistance on behalf of the family until the unit fully complies with HQS, unless the PHA has adopted a policy to enter into a HAP contract for units that fail the initial HQS inspection as a result of only non-life-threatening conditions or if the unit passed an alternative inspection. PHA Policy The PHA will not provide assistance in turnover units until the unit fully complies with HQS.</p>	<p>Pre-HAP Contract Inspections [24 CFR 983.103(b)), FR Notice 1/18/17, and Notice PIH 2017-20] The PHA must inspect each contract unit before execution of the HAP contract. The PHA may not provide assistance on behalf of the family until the unit fully complies with HQS, unless the PHA has adopted a policy to enter into a HAP contract for units that fail the initial HQS inspection as a result of only non-life-threatening conditions, or if the unit passed an alternative inspection. PHA Policy The PHA will not provide assistance on behalf of the family until the unit fully complies with HQS.</p> <p>Turnover Inspections [24 CFR 983.103(c), FR Notice 1/18/17, and Notice PIH 2017-20] Before providing assistance to a new family in a contract unit, the PHA must inspect the unit. The PHA may not provide assistance on behalf of the family until the unit fully complies with HQS.</p>	Yes	Provides clarity on what options a PHA has to execute a HAP contract when unit does not meet HQS
17-III.D.	The PHA will inspect on an annual basis a random sample consisting of at least 20 percent of the contract units in each building to determine if the contract units and the premises are maintained in accordance with HQS.	<p>The PHA will inspect on an annual basis a random sample consisting of at least 20 percent of the contract units in each building to determine if the contract units and the premises are maintained in accordance with HQS.</p> <p>Or The PHA will inspect on an biennial basis all units that are under a Part A of the Tenancy Addendum of the PBV Program.</p>	No	Provides PHA options on how to conduct HQS inspections while stay maintaining HUD compliance.
Exhibit 17-1	None	New Exhibit 17-1: PBV Development Information sheet/chart	No	Provides clarity on expanding PBV portfolio.

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18-I.B.	<p>Requirements specific to the RAD program may be found in the following:</p> <ul style="list-style-type: none"> Generally, public housing projects converting assistance under RAD are bound by the terms of the notice in effect at the time of closing. Notice PIH 2012-32, REV-3 is applicable to projects converting assistance through RAD, including those where a CHAP has already been issued, upon the expiration of the 30-day comment period after publication of the notice. Notice PIH 2012-32, REV-3 was published January 12, 2017. Notice PIH 2012-32, REV-2, RAD – Final Implementation, REV-2 is applicable to projects converting assistance through RAD upon the expiration of the 30-day comment period after publication of the Notice. PIH Notice 2012-32, REV-2 was published June 15, 2015. 	<p>Requirements specific to the RAD program may be found in the following:</p> <ul style="list-style-type: none"> Generally, public housing projects converting assistance under RAD are bound by the terms of the notice in effect at the time of closing. <ul style="list-style-type: none"> Notice PIH 2019-23 was immediately applicable at the time of closing to all projects converting assistance (notwithstanding execution of a commitment for conversion). Notice PIH 2019-23 was published on September 5, 2019. Except with respect to changes in the project eligibility and selection criteria, not included in this policy, which are effective after a 30-day comment period. Notice PIH 2012-32, REV-3 was applicable to projects that were seeking conversion of assistance through RAD, including those where a CHAP had already been issued when it was published January 12, 2017. <ul style="list-style-type: none"> Except with respect to changes in the project eligibility and selection criteria, not included in this policy, which were effective after a 30-day comment period. Notice PIH 2012-32, REV-2 was applicable to projects that were seeking conversion of assistance through RAD, including those where a CHAP had already been issued when it was published June 15, 2015. <ul style="list-style-type: none"> Except with respect to changes in the project eligibility and selection criteria, not included in this policy, which are effective after a 30-day comment period. 	Yes	Align RAD PBV with std PBV as much as possible.
18-I.D.	Expanded language	<p>However, for projects that applied for conversion prior to November 10, 2016, the following applies [Notice PIH 2014-17]:</p> <ul style="list-style-type: none"> In some developments, in-place residents may need to be relocated as a result of properties undergoing repairs, being demolished and rebuilt, or when 	Yes	Clarifies what has already be enacted as of 2014.

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		<p>assistance is transferred from one site to another. RAD program rules prohibit the permanent, involuntary relocation of residents as a result of conversion. Residents that are temporarily relocated retain the right to return to the project once it has been completed.</p> <ul style="list-style-type: none"> • Relocation assistance provided to residents will vary depending on the length of time relocation is required. Residents must be properly notified in advance of relocation requirements in accordance with RAD program rules and Uniform Relocation Act (URA) requirements. Sample informing notices are provided in Appendices 2–5 of Notice PIH 2014-17. While the PHA is not required to have a written relocation plan, HUD strongly encourages PHAs to prepare one. Appendix I of Notice PIH 2014-17 contains recommended contents for a relocation plan. • In addition, PHAs must undertake a planning process that complies with the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (URA), although not all relocations under RAD will trigger requirements under URA. URA statute and implementing regulations may be found at 49 CFR Part 24. • Any residents that may need to be temporarily relocated to facilitate rehabilitation or construction will have a right to return to an assisted unit at the development once rehabilitation or construction is completed. Where the transfer of assistance to a new site is warranted and approved, residents of the converting development will have the right to reside in an assisted unit at the new site once rehabilitation or 		

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		construction is complete. Residents of a development undergoing conversion of assistance may voluntarily accept a PHA or owner's offer to permanently relocate to another assisted unit, and thereby waive their right to return to the development after rehabilitation or construction is completed.		
18-II.B.	<p>Except where permitted to facilitate the use of low-income housing tax credits, during both the initial term and renewal terms of the HAP contract, ownership must be by a public or non-profit entity. The requirement for a public or non-profit entity is satisfied if a public or non-profit entity (or entities), directly or through a wholly-owned affiliate (1) holds a fee simple interest in the property; (2) is the lessor under a ground lease with the property owner; (3) has the direct or indirect legal authority to direct the financial and legal interest of the property owner with respect to the RAD units, (4) owns 51 percent or more of the general partner interests in a limited partnership or 51 percent or more of the managing member interests in a limited liability company with all powers of a general partner or managing member, as applicable; (5) owns a lesser percentage of the general partner or managing member interests and holds certain control rights as approved by HUD; (6) owns 51 percent or more of all ownership interests in a limited partnership or limited liability company and holds certain control rights as approved by HUD; or (7) other ownership and control arrangements approved by HUD.</p> <p>If low-income housing tax credits will be used, HUD may allow ownership of the property to be transferred to a tax credit entity controlled by a for-profit entity if HUD determines that the PHA preserves its interest in the property. Preservation of PHA interest in the property includes but is not limited to the following:</p> <ul style="list-style-type: none"> • The PHA, or an affiliate under its sole control, is the general partner or managing member; • The PHA retains fee ownership and leases the real estate to the tax credit entity pursuant to a long-term ground lease; 	<p>For projects governed by Notice PIH 2019-23, the following language applies:</p> <ul style="list-style-type: none"> • Under the PBV program, the contract administrator and the owner listed on the contract cannot be the same legal entity (i.e., the PHA cannot execute a contract with itself). To avoid this situation, the PHA may either: 1) Transfer the ownership of the project to a nonprofit affiliate or instrumentality of the PHA (including to a "single-purpose entity" that owns nothing other than the property, which will typically be a requirement of a lender or investor), or 2) The PHA can form a related entity that is responsible for management and leasing and can serve as the owner for purposes of the Section 8 HAP contract; in this scenario, the HAP is then executed between the PHA (as the contract administrator) and the PHA's related entity (as the owner for HAP contract purposes). Note that in the second scenario, both the PHA and the entity serving as the owner for HAP contract purposes will be required to sign the RAD Use Agreement [RAD Resource Desk FAQ 01/24/19]. • Except where permitted to facilitate the use of low-income housing tax credits, during both the initial term and renewal terms of the HAP contract, ownership must be by a public or non-profit entity. HUD may also allow ownership of the project to be transferred 	Yes	Clarity on what PIH to abide by depending on when RAD conversion took place.

Section	Previous Policy	Proposed Policy	Required Change	Impact
	<ul style="list-style-type: none"> The PHA retains control over leasing the property and determining program eligibility; The PHA enters into a control agreement by which the PHA retains consent rights over certain acts of the project owner and retains certain rights over the project; Other means that HUD finds acceptable 	<p>to a tax credit entity controlled by a for-profit entity to facilitate the use of tax credits for the project, but only if HUD determines that the PHA or a nonprofit entity preserves an interest in the profit.</p> <p>The requirement for a public or non-profit entity, or preservation of an interest by a PHA or non-profit in a property owned by a tax credit entity controlled by a for-profit entity, is satisfied if a public or non-profit entity (or entities), directly or through a wholly-owned affiliate (1) holds a fee simple interest in the property; (2) is the lessor under a ground lease with the property owner; (3) has the direct or indirect legal authority to direct the financial and legal interest of the property owner with respect to the RAD units, (4) owns 51 percent or more of the general partner interests in a limited partnership or 51 percent or more of the managing member interests in a limited liability company with all powers of a general partner or managing member, as applicable; (5) owns a lesser percentage of the general partner or managing member interests and holds certain control rights as approved by HUD; (6) owns 51 percent or more of all ownership interests in a limited partnership or limited liability company and holds certain control rights as approved by HUD; or (7) demonstrates other ownership and control arrangements approved by HUD.</p> <ul style="list-style-type: none"> Control may be established through the terms of the project owner's governing documents or through a Control Agreement, provided that in either case amendment of the terms of control requires consent from HUD. <p>For projects subject to the requirements of Notice PIH 2012-32, REV-3, the following language applies:</p>		

Section	Previous Policy	Proposed Policy	Required Change	Impact
		<ul style="list-style-type: none"> • Except where permitted to facilitate the use of low-income housing tax credits, during both the initial term and renewal terms of the HAP contract, ownership must be by a public or nonprofit entity. The requirement for a public or nonprofit entity is satisfied if a public or nonprofit entity (or entities), directly or through a wholly owned affiliate (1) holds a fee simple interest in the property; (2) is the lessor under a ground lease with the property owner; (3) has the direct or indirect legal authority to direct the financial and legal interest of the property owner with respect to the RAD units, (4) owns 51 percent or more of the general partner interests in a limited partnership or 51 percent or more of the managing member interests in a limited liability company with all powers of a general partner or managing member, as applicable; (5) owns a lesser percentage of the general partner or managing member interests and holds certain control rights as approved by HUD; (6) owns 51 percent or more of all ownership interests in a limited partnership or limited liability company and holds certain control rights as approved by HUD; or (7) other ownership and control arrangements approved by HUD. • If low-income housing tax credits will be used, HUD may allow ownership of the property to be transferred to a tax credit entity controlled by a for-profit entity if HUD determines that the PHA preserves its interest in the property. Preservation of PHA interest in the property includes but is not limited to the following: <ul style="list-style-type: none"> •- The PHA, or an affiliate under its sole control, is the general partner or managing member; 		

Section	Previous Policy	Proposed Policy	Required Change	Impact
		<ul style="list-style-type: none"> - The PHA retains fee ownership and leases the real estate to the tax credit entity pursuant to a long-term ground lease; - The PHA retains control over leasing the property and determining program eligibility; - The PHA enters into a control agreement by which the PHA retains consent rights over certain acts of the project owner and retains certain rights over the project; - Other means that HUD finds acceptable <p>For projects that converted assistance prior to the implementation of Notice PIH 2012-32, REV 3, the following language applies:</p> <ul style="list-style-type: none"> • During both the initial term and renewal terms of the HAP contract, ownership must be either of the following: <ul style="list-style-type: none"> - A public or nonprofit entity that has legal title to the property. The entity must have the legal authority to direct the financial, legal, beneficial, and other interests of the property; or •- A private entity, if the property has low-income tax credits. The PHA must maintain control via a ground lease. 		
18-II.C.	None	If units converted to PBV under RAD are PHA-owned housing, the PHA will use an entity that is not Homes for Good governed as the HUD-approved independent entity.	No	Aligns with HUD regulation and std PBV
18-II.D.	<p>In the case of a PHA that is converting all of its ACC units, there is no restriction on the amount of public housing funds that may be contributed to the covered project at closing; the PHA may convey all program funds to the covered projects. In order to cover the cost of administrative activities required to terminate the ACC, once it no longer has units under the ACC and has no plans to develop additional public housing, the PHA may:</p> <ul style="list-style-type: none"> • Designate that a reserve associated with the project be available to fund any public 	<p>For projects governed by Notice PIH 2019-23, the following language applies:</p> <ul style="list-style-type: none"> • In the case of a PHA that will no longer have ACC units as a result of the pending or simultaneous closing, or have less than 50 units remaining and have initiated procedures to dispose of their final ACC units, there is no restriction on the amount of public housing funds that may be contributed to the covered project or projects though the conversion. However, the PHA 	Yes	Clarity on what PIH to abide by depending on when RAD conversion took place.

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	<p>housing closeout costs (such as an operating deficit reserve or a specific PHA close-out reserve). Any funds not needed for public housing close-out costs would remain in such reserve or may be transferred to another reserve associated with the project (such as the replacement reserve). Thereafter, these funds may be used at the project pursuant to the authorized use of the applicable reserve; or</p> <ul style="list-style-type: none"> Retain funds under the public housing program for this purpose. However, HUD will recapture any public housing funds that a PHA does not expend for closeout costs. <p>In the case where the PHA will continue to maintain other units in its inventory under a public housing ACC, a contribution of operating funds to the covered project that exceeds the average amount the project has held in operating reserves over the past three years will trigger a subsidy layering review under 24 CFR 4.13. Similarly, any contribution of capital funds, including Replacement Housing Factor (RHF) or Demolition Disposition Transitional Funding (DDTF), will trigger a subsidy layering review. Notwithstanding the subsidy layering review, PHAs should be mindful of how the capital funds or operating reserves used in the financing of its RAD properties may impact the physical and financial health of properties that will remain in its public housing inventory.</p> <p>In addition, following execution of the HAP contract, PHAs are authorized to use operating and capital funds to make HAP payments for the remainder of the first calendar year in which the HAP contract is effective. Otherwise, a PHA may not contribute public housing program funds to the covered project unless such funding has been identified in the approved financing plan and included in the approved "sources and uses" attached to the RCC.</p>	<p>must estimate and plan for outstanding liabilities and costs and must follow Notice PIH 2016-23 or successor notice regarding the administrative activities required to terminate the ACC if it has no plans to develop additional public housing.</p> <ul style="list-style-type: none"> In the case where the PHA will continue to maintain other units in its inventory under a public housing ACC, a contribution of operating funds to the covered project that exceeds the average amount the project has held in operating reserves over the past three years will trigger a subsidy layering review under 24 CFR 4.13. Similarly, any contribution of capital funds, including Replacement Housing Factor (RHF) or Demolition Disposition Transitional Funding (DDTF), will trigger a subsidy layering review. Notwithstanding the subsidy layering review, PHAs should be mindful of how the capital funds or operating reserves used in the financing of its RAD properties may impact the physical and financial health of properties that will remain in its public housing inventory. Following execution of the HAP contract, PHAs are authorized to use operating and capital funds to make HAP payments for the remainder of the first calendar year in which the HAP contract is effective. Otherwise, a PHA may not contribute public housing program funds to the covered project unless been identified in the RCC and converted at closing for Section 8 RAD purposes. <p>For projects governed by Notice PIH 2012-32, REV-3, the following language applies:</p> <ul style="list-style-type: none"> In the case of a PHA that is converting all of its ACC units, there is no restriction on the amount of public housing funds that may be contributed to 		

Section	Previous Policy	Proposed Policy	Required Change	Impact
		<p>the covered project at closing; the PHA may convey all program funds to the covered projects. In order to cover the cost of administrative activities required to terminate the ACC, once it no longer has units under the ACC and has no plans to develop additional public housing, the PHA may:</p> <ul style="list-style-type: none"> - Designate that a reserve associated with the project be available to fund any public housing closeout costs (such as an operating deficit reserve or a specific PHA closeout reserve). Any funds not needed for public housing closeout costs would remain in such reserve or may be transferred to another reserve associated with the project (such as the replacement reserve). Thereafter, these funds may be used at the project pursuant to the authorized use of the applicable reserve; or - Retain funds under the public housing program for this purpose. However, HUD will recapture any public housing funds that a PHA does not expend for closeout costs. <ul style="list-style-type: none"> • In the case where the PHA will continue to maintain other units in its inventory under a public housing ACC, a contribution of operating funds to the covered project that exceeds the average amount the project has held in operating reserves over the past three years will trigger a subsidy layering review under 24 CFR 4.13. Similarly, any contribution of capital funds, including Replacement Housing Factor (RHF) or Demolition Disposition Transitional Funding (DDTF), will trigger a subsidy layering review. Notwithstanding the subsidy layering review, PHAs should be mindful of how the capital funds or operating reserves 		

Section	Previous Policy	Proposed Policy	Required Change	Impact
		<p>used in the financing of its RAD properties may impact the physical and financial health of properties that will remain in its public housing inventory.</p> <ul style="list-style-type: none"> In addition, following execution of the HAP contract, PHAs are authorized to use operating and capital funds to make HAP payments for the remainder of the first calendar year in which the HAP contract is effective. Otherwise, a PHA may not contribute public housing program funds to the covered project unless such funding has been identified in the approved financing plan and included in the approved "sources and uses" attached to the RCC. <p>For projects governed by the requirements of Notice PIH 2012-32, REV-2, the following language applies:</p> <ul style="list-style-type: none"> In the case of a PHA that is converting all of its ACC units, there is no restriction on the amount of public housing funds that may be contributed to the covered project at closing; the PHA may convey all program funds to the covered project. HUD will recapture any public housing funds that a PHA has not expended once it no longer has units under ACC. In the case where the PHA will continue to maintain other units in its inventory under a public housing ACC, a contribution of operating funds to the covered project that exceeds the average amount the project has held in operating reserves over the past three years will trigger a subsidy layering review under 24 CFR 4.13. Similarly, any contribution of capital funds, including Replacement Housing Factor (RHF) or Demolition Disposition Transitional Funding (DDTF), 		

Section	Previous Policy	Proposed Policy	Required Change	Impact
		will trigger a subsidy layering review. Notwithstanding the subsidy layering review, PHAs should be mindful of how the capital funds or operating reserves used in the financing of its RAD properties may impact the physical and financial health of properties that will remain in its public housing inventory.		
18-II.E.	<p>Covered projects do not count against the maximum amount of assistance a PHA may utilize for the PBV program, which under the standard PBV program is set at 20 percent of the authorized units allocated to a PHA under the HCV program. To implement this provision, HUD is waiving section 8(o)(13)(B) of the 1937 Act as well as 24 CFR 983.6.</p> <p>There is no cap on the number of units that may receive PBV assistance in a project.</p>	<p>PBV Percentage Limitation Covered projects do not count against the maximum amount of assistance a PHA may utilize for the PBV program, which under the standard PBV program is set at 20 percent of the authorized units allocated to a PHA under the HCV program. To implement this provision, HUD is waiving section 8(o)(13)(B) of the 1937 Act as well as 24 CFR 983.6.</p> <p>Unit Cap Limitation When HUD published REV-3 of Notice PIH 2012-32, the cap on the number of assisted units in each project was eliminated. Under the standard PBV program the cap is set at the greater of 25 units or 25 percent of the units in the project. HUD is waiving this requirement, and projects governed by Notice PIH 2019-23 and Notice PIH 2012-32, REV-3 have no cap on the number of units that may receive PBV assistance in a project. However, for projects that are governed by REV-2 of Notice PIH 2012-32, the cap on the number of PBV units in the project is increased to 50 percent. In these projects, however, provided units met certain exception criteria, the PHA may have converted a larger number of units to RAD PBV. For projects governed by the requirements of Notice PIH 2012-32, REV-2 only, the following language applies:</p> <ul style="list-style-type: none"> In general, the PHA may not provide PBV assistance for units in a project if the total number of dwelling 	Yes	Clarity on what PIH to abide by depending on when RAD conversion took place.

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		<p>units in the project that will receive PBV assistance during the term of the PBV HAP contract is more than 50 percent of the number of dwelling units (assisted or unassisted) in the project. However, PHAs may exceed the 50 percent limitation when units in the project are occupied by elderly and/or disabled families or families that will receive supportive services. These units are known as "excepted units" and do not count toward the project cap.</p> <ul style="list-style-type: none"> For projects governed by the requirements of Notice PIH 2012-32, REV-2 choosing to include excepted units, additional policy decisions may be required. <p>PHA Policy For projects governed by Notice PIH 2012-32, REV-2, the PHA may provide RAD PBV assistance for any excepted units.</p>		
18-III.D.	Under RAD, all units must meet HQS no later than the date of completion of the work as indicated in the RCC.	Under standard PBV regulations at 24 CFR 983.103(b), a PHA may not enter into a HAP contract until the PHA has determined all units comply with HQS. It is the responsibility of the contract administrator to perform this initial inspection (unless units are PHA-owned). In order to accommodate projects in which repairs are conducted, however, HUD has waived this requirement when units are undergoing rehabilitation. In this case, units must meet HQS by the date indicated in the RAD Conversion Commitment (RCC).	Yes	Provides PHA options on how to conduct HQS inspections while stay maintaining HUD compliance.
18-III.D.	Turnover Inspections [24 CFR 983.103(c), FR Notice 1/18/17, and Notice PIH 2017-20] Before providing assistance to a new family in a contract unit, the PHA must inspect the unit. The PHA may not provide assistance on behalf of the family until the unit	Turnover Inspections [24 CFR 983.103(c), FR Notice 1/18/17, and Notice PIH 2017-20] Before providing assistance to a new family in a contract unit, the PHA must inspect the unit. The PHA may not provide assistance on behalf	Yes	Provides PHA options on how to conduct HQS inspections while stay maintaining HUD compliance.

Section	Previous Policy	Proposed Policy	Required Change	Impact
	<p>fully complies with HQS, unless the PHA has adopted a policy to enter into a HAP contract for units that fail the initial HQS inspection as a result of only non-life-threatening conditions or if the unit passed an alternative inspection.</p> <p>PHA Policy The PHA will not provide assistance in turnover units until the unit fully complies with HQS.</p> <p>Annual/Biennial Inspections [24 CFR 983.103(d); FR Notice 6/25/14] At least once every 24 months during the term of the HAP contract, the PHA must inspect a random sample consisting of at least 20 percent of the contract units in each building, to determine if the contract units and the premises are maintained in accordance with HQS. Turnover inspections are not counted toward meeting this inspection requirement.</p> <p>PHA Policy The PHA will inspect on an annual basis a random sample consisting of at least 20 percent of the contract units in each building to determine if the contract units and the premises are maintained in accordance with HQS. If more than 20 percent of the sample of inspected contract units in a building fail the initial inspection, the PHA must reinspect 100 percent of the contract units in the building.</p>	<p>of the family until the unit fully complies with HQS.</p> <p>Annual/Biennial Inspections [24 CFR 983.103(d); FR Notice 6/25/14] At least once every 24 months during the term of the HAP contract, the PHA must inspect a random sample consisting of at least 20 percent of the contract units in each building, to determine if the contract units and the premises are maintained in accordance with HQS. Turnover inspections are not counted toward meeting this inspection requirement.</p> <p>PHA Policy The PHA will inspect on an annual basis a random sample consisting of at least 20 percent of the contract units in each building to determine if the contract units and the premises are maintained in accordance with HQS.</p> <p>Or The PHA will inspect on an biennial basis all units that are under a Part A of the Tenancy Addendum of the PBV Program. If more than 20 percent of the sample of inspected contract units in a building fail the initial inspection, the PHA must reinspect 100 percent of the contract units in the building.</p> <p>Alternative Inspections [24 CFR 983.103(g); Notice PIH 2016-05] In the case of mixed-finance properties that are subject to alternative inspections, the PHA may rely upon an alternative inspection conducted at least triennially to demonstrate compliance with inspection requirements.</p> <p>PHA Policy The PHA will not rely on alternative inspection standards.</p>		

Section	Previous Policy	Proposed Policy	Required Change	Impact
18-IV. B.	The initial term of the HAP contract may not be for less than 15 years, and may be for a term of up to 20 years upon request of the owner and with approval of the administering voucher agency. Upon expiration of the initial term of the contract, and upon each renewal term of the contract, the owner must accept each offer to renew the contract, subject to the terms and conditions applicable at the time of each offer, and further subject to the availability of appropriations for each year of each such renewal. To implement this provision, HUD is waiving section 8(o)(13)(F) of The United States Housing Act of 1937, which established a maximum term of 15 years , as well as 24 CFR 983.205(a), which governs the contract term.	The initial term of the HAP contract may not be for less than 15 years and may be for a term of up to 20 years upon request of the owner and with approval of the administering voucher agency. Upon expiration of the initial term of the contract, and upon each renewal term of the contract, the owner must accept each offer to renew the contract, for the prescribed number and mix of units, either on the site of the project subject to the expiring contract or, upon request of the project owner and subject to PHA and HUD approval, at another site through a future transfer of assistance. Contracts are subject to the terms and conditions applicable at the time of each offer, and further subject to the availability of appropriations for each year of each such renewal. To implement this provision, HUD is waiving section 8(o)(13)(F) of The United States Housing Act of 1937, which permits a minimum term of one year , as well as 24 CFR 983.205(a), which governs the contract term.	Yes	
18-V. D.	Expanded language	The PHA will assess any changes in racial, ethnic or disability-related tenant composition at each PHA site that may have occurred during the implementation of the site-based waiting list, based on confirmed and accurate PIC occupancy data. At least every three years, the PHA will use independent testers to assure that the site-based system is not being implemented in a discriminatory manner. The PHA will give priority to participants moving under a VAWA emergency transfer from one PBV development to another in accordance with Section 18-VI.E.	No	Ensuring that PHA is using DEI lens when creating RAD PBV projects.
18-V. D.	The PHA may offer preferences for the RAD PBV program or for particular PBV projects or units.	The PHA may offer preferences for the RAD PBV program or for particular PBV projects or units. The PHA will give priority to participants moving under a VAWA emergency transfer from one	No	Aligns with HCV & Std PBV

Section	Previous Policy	Proposed Policy	Required Change	Impact
		PBV development to another in accordance with Section 18-VI.E.		
18-VI. B.	<p>Following conversion, 24 CFR 983.53(d) applies, and any new families referred to the RAD PBV project must be initially eligible for a HAP payment at admission to the program. Further, for any new families admitted after the conversion, assistance will be terminated 180 days after the last housing assistance payment on their behalf. The cessation of housing assistance payments does not affect the family's other rights under its lease, nor does it preclude the resumption of payments as a result of later changes in income, rents, or other relevant circumstances if such changes occur within the 180 day window. If a family's assistance is terminated as a result of their zero HAP status, the PHA must remove the unit from the HAP contract. If the project is fully assisted, the PHA must reinstate the unit after the family has vacated the property. If the project is partially assisted, the PHA may substitute a different unit for the unit on the HAP contract in accordance with 24 CFR 983.207.</p> <p>PHA Policy</p> <p>If a participating family who was admitted after the RAD conversion receive zero assistance and subsequently experiences a change in circumstances that would result in a HAP payment to the owner, the family must notify the PHA of the change and request an interim reexamination before the expiration of the 180-day period.</p>	<p>Unless a waiver is requested and approved following conversion, 24 CFR 983.53(d) applies, and any new admission referred to the RAD PBV project must be initially eligible for a HAP payment at admission to the program. The PHA may request a waiver from HUD in order to admit otherwise eligible families whose TTP exceeds gross rent and to allow the units those families occupy to remain under the HAP contract even if the PHA has not paid HAP for the family in 180 days.</p> <p>Further, for any new families admitted after the conversion, assistance will be terminated 180 days after the last housing assistance payment on their behalf. The cessation of housing assistance payments does not affect the family's other rights under its lease, nor does it preclude the resumption of payments as a result of later changes in income, rents, or other relevant circumstances if such changes occur within the 180-day window. If a family's assistance is terminated as a result of their zero HAP status, the PHA must remove the unit from the HAP contract. If the project is fully assisted, the PHA must reinstate the unit after the family has vacated the property. If the project is partially assisted, the PHA may substitute a different unit for the unit on the HAP contract in accordance with 24 CFR 983.207.</p> <p>PHA Policy</p> <p>The PHA will not request a waiver from HUD to allow families whose TTP initially exceeds gross rent to occupy units.</p> <p>If a participating family who was admitted after the RAD conversion receive zero assistance and</p>	Yes	Ensure new applicants moving into RAD PBV require PHA financial assistance under regulations.

Section	Previous Policy	Proposed Policy	Required Change	Impact
		subsequently experiences a change in circumstances that would result in a HAP payment to the owner, the family must notify the PHA of the change and request an interim reexamination before the expiration of the 180-day period.		
18-VI.E.	The PHA will notify the family and the owner of the family's need to move based on the occupancy of a wrong-size or accessible unit within 14 business days of the PHA's determination. The PHA will offer the family the following types of continued assistance in the following order, based on the availability of assistance: PBV assistance in the same building or project PBV assistance in another project Tenant-based voucher assistance	<p>The PHA will notify the family and the owner of the family's need to move based on the occupancy of a wrong-size or accessible unit within 14 business days of the PHA's determination. The PHA will offer the family the following types of continued assistance in the following order, based on the availability of assistance: PBV assistance in the same building or project PBV assistance in another project Tenant-based voucher assistance</p> <p>Families who need to move will declare at least three eligible options to which they are willing to move (specific PBV properties or a combination of PBV properties and tenant-based voucher assistance). For waitlists in which declaration is declared the family will be assigned the appropriate weighted point which will designate appropriate ranking on the waitlists.</p> <p>When the family reaches the top of the waitlist for which willingness to move has been declared the PHA will offer the family the opportunity to receive continued housing assistance. The PHA will issue the housing option for which top of the list status is gained first.</p> <p>If issued housing assistance is accepted, once processed the family will be removed from any other waitlists, they were on in which they were assigned weighted preference for continued housing assistance in another unit.</p>	No	Aligns with std. PBV and streamlines moves

Section	Previous Policy	Proposed Policy	Required Change	Impact
18-VII.A.	<p>PHAs may adjust subsidy (and contract rents) across multiple projects as long as the PHA does not exceed the aggregate subsidy for all of the projects the PHA has submitted for conversion under RAD. This use, which HUD refers to as “bundled” rents, is permissible when a PHA submits applications for two or more projects. There is no limit to the number of projects that a PHA may bundle.</p> <p>Notwithstanding the current funding level, the initial rents are set at the lower of:</p> <ul style="list-style-type: none"> • 110 percent of the fair market rent (FMR) or the PHA's exception payment standard approved by HUD, or the alternate rent cap in a PHA's MTW agreement • Reasonable rent in comparison to the unassisted housing market • An amount determined by current funding - Adjusted through rent bundling or reconfiguration of units 	<p>PHAs may adjust subsidy (and contract rents) across multiple projects as long as the PHA does not exceed the aggregate subsidy for all of the projects the PHA has submitted for conversion under RAD.</p> <p>Notwithstanding HUD’s calculation of the initial contract rent based on the project’s subsidy under the public housing program and any modifications made to the initial contact rent, the initial rents are set at the lower of:</p> <ul style="list-style-type: none"> • An amount determined by the PHA, not to exceed 110 percent of the fair market rent (FMR) or the PHA's exception payment standard approved by HUD, or the alternate rent cap in a PHA's MTW agreement minus any utility allowance • The reasonable rent • The rent requested by the owner. 	Yes	Provide clarification
18-VIII.D.	<p>For in-place tenants, if a tenant’s monthly rent increases by more than the greater of 10 percent or \$25 purely as a result of conversion, the rent increase will be phased in over three years. To implement this provision, HUD is waiving section 3(a)(1) of the 1937 Act, as well as 24 CFR 983.3 (definition of total tenant payment (TTP)) only to the extent necessary to allow for the phase-in of tenant rent increases. For families who were on EID at the time of conversion to RAD PBV, upon the expiration of the EID, the rent adjustment is not subject to rent phase-in.</p> <p>PHA Policy The PHA will implement a three-year phase-in for in-place families whose rent increases by more than the greater of 10 percent or \$25 as a result of the conversion as follows: Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion: 33 percent of the difference between the most recently paid TTP and the calculated PBV TTP Year 2: Year 2 annual recertification (AR) and any interim recertification (IR): 50 percent of the difference</p>	<p>For in-place tenants, if the amount the tenant would pay for rent and utilities (TTP) would increase by more than the greater of 10 percent or \$25 purely as a result of conversion, the rent increase will be phased in over three years. To implement this provision, HUD is waiving section 3(a)(1) of the 1937 Act, as well as 24 CFR 983.3 (definition of total tenant payment (TTP)) only to the extent necessary to allow for the phase-in of tenant rent increases. For families who were on EID at the time of conversion to RAD PBV, upon the expiration of the EID, the rent adjustment is not subject to rent phase-in.</p> <p>The PHA must communicate this policy in writing to affected residents.</p> <p>PHA Policy The PHA will use the family’s public housing tenant rent (reflected on line 10f of the family’s most recent 50058) at the date of conversion to calculate the family’s tenant rent in PBV. The PHA will</p>	Yes	Addresses phase-in rent process & communication

Section	Previous Policy	Proposed Policy	Required Change	Impact
	<p>between the most recently paid TTP and the calculated PBV TTP</p> <p>Year 3: Year 3 AR and all subsequent recertifications: Full calculated TTP</p> <p>Once the standard TTP is equal to or less than the previous TTP, the phase-in ends and tenants will pay full TTP from that point forward.</p>	<p>implement a three-year phase-in for in-place families whose TTP increases by more than the greater of 10 percent or \$25 purely as a result of the conversion as follows:</p> <p>Year 1: Any recertification (interim or annual) performed prior to the second annual recertification after conversion: 33 percent of the difference between the most recently paid TTP and the calculated PBV TTP (If the family was paying flat rent immediately prior to conversion, the PHA will use the flat rent amount to calculate the phase-in for Year 1.)</p> <p>Year 2: Year 2 annual recertification (AR) and any interim recertification (IR): 50 percent of the difference between the most recently paid TTP and the calculated PBV TTP</p> <p>Year 3: Year 3 AR and all subsequent recertifications: Full calculated TTP</p> <p>Once the standard TTP is equal to or less than the previous TTP, the phase-in ends, and tenants will pay full TTP from that point forward.</p> <p>The PHA will communicate the PHA's phase-in policy in writing to the family at the time the PHA first determines that the family qualifies for a rent phase-in. Any non-RAD PBV units located in the same project are also subject to rent phase-in requirements.</p>		
Exhibit 18-1	None	New Exhibit 18-1: PBV Development Information	No	Provides clarity on expanding PBV portfolio.

Attachment B.2 New Activities

✓ **Demolition and/or Disposition**

Homes for Good is evaluating the remaining public housing portfolio to determine if Demo/Disposition or a RAD conversion is appropriate. Homes for Good has submitted a letter of interest (LOI) to HUD regarding the conversion of the remaining Public Housing Portfolio. If it is determined to be appropriate, Homes for Good may submit a Demo/Dispo application for a portion of its public housing portfolio.

✓ **Conversion of Public Housing to Project Based Assistance under RAD**

RAD was designed by HUD to assist in addressing the capital needs of public housing by providing access to private sources of capital to repair and preserve its affordable housing assets. Homes for Good submitted applications for participation in the RAD program in November of 2013 to convert 112 of its scattered sites to Project Based Vouchers (PBV). Homes for Good submitted a revised multi-phase application in May of 2016 which allowed conversion of 12 units into Richardson Bridge Apartments as part of a major rehabilitation and sold 12 units of scattered site housing and will transfer assistance to new sites which include 49 units at Sarang in Eugene and 51 units at Hayden Bridge Landing in Springfield. Homes for Good received a Commitment to enter into a Housing Assistance Payment (CHAP) for the remaining 100 units in August of 2018 for AMP 200 and 300.

AMP 200 Springfield Sites: AMP 200 OR000600200 included 20 scattered site units. A multi-phase application was approved in August 2016 for the initial phase that converted 3 units of public housing and transferred the assistance to Richardson Bridge (an existing Homes for Good development). The next phase will be the remaining 17 units to two new housing developments. Construction of the replacement housing began in the spring of 2020. Disposal of some units began at that time and will continue until the replacement housing is up and running in the late spring of 2021.

AMP 300, Eugene Scattered Sites: AMP 300 OR000600300 includes 92 scattered site units. A multi-phase application was approved in August 2016 for the initial phase that converted 9 units of public housing and transferred the assistance to Richardson Bridge (an existing Homes for Good development). Homes for Good disposed of the 9 former PH units for affordable housing purposes in 2018. The next phase will transfer the remaining 83 units to two new housing developments. Construction of the replacement housing began in the spring of 2020. Disposal of some units began at that time and will continue until the replacement housing is up and running in the late spring of 2021.

Homes for Good is evaluating the remaining public housing portfolio to determine if Demo/Disposition or a RAD conversion is appropriate. Homes for Good submitted a letter of interest (LOI) to HUD regarding the conversion of the remaining Public Housing Portfolio in the fall of 2018.

✓ **Project Based Vouchers**

It is Homes for Good's intention to enter into Housing Assistance Payment Contracts for Project Based Vouchers with prior year(s) PBV awardees. We anticipate entering into PBV Contracts for The Nel (a Homes for Good endeavor) which will contain 45 PBV units and a project in partnership with Cornerstone in Eugene, OR which will contain 8 Project Based Voucher units. Homes for Good is also exploring the possibility of converting tenant based VASH Vouchers to Project Based Vouchers. Homes for Good may issue Request for Proposals for additional Project Based Vouchers. As of March 2021 Homes for Good has 99 units of Project Based Vouchers under HAP Contract and another 99 Project Based Vouchers under award.

Attachment B.3 Progress Report

Goal 1 Objective:

Increase the number of affordable housing units

Indicator	FY20 Progress	FY21 Progress
Create 300 new affordable housing units.	Homes for Good has various projects currently under construction including Market District Commons (50 units), The Commons on MLK (51 units), Sarang (49 units), Hayden Bridge Landing (70 units), Legion Cottages (4 units).	The Keystone (15 units) began construction in January 2021 and will be complete in fall of 2021. The Nel (45 units) will begin construction in May of 2021 and be complete in early 2022.
Increase number of permanent supporting housing units. (Featured projects: The Commons on MLK, Legion Cottages Tiny Homes, The Keystone, The Nel)	70 of the units under construction are Permanent Supportive Housing, as well as a few projects in the development pipeline including The Keystone (15 units PSH), as well as 1100 Charnelton (45 units PSH).	70 of the units just completed or under construction are Permanent Supportive Housing, and The Nel (45 units PSH) will begin construction in May 2021.
Maintain public housing vacancies at 3% or less.	Public Housing continues to maintain an occupancy rate of 97% across the portfolio, with higher vacancies associated with the RAD resident relocations.	Public Housing continues to maintain an average occupancy of above 97% (98.5% for FY21 YTD).
Award of 33 mainstream vouchers that serve disabled and homeless or at risk of homelessness persons.	33 Mainstream vouchers are being utilized. Received an additional 25 Mainstream Vouchers through a competitive process, and most recently was awarded an additional 18 Mainstream Vouchers in conjunction with the CARES Act on June 1, 2020. Currently, utilizing 38 Mainstream Vouchers. We continue to work with partner agencies to ensure full utilization.	We received an additional allocation of 75 Mainstream Vouchers on April 1, 2021, bringing our total allocation of Mainstream Vouchers to 151. Effective March 2021 we expanded access to Mainstream vouchers to all non-elderly disabled persons on our waiting list, while also still continuing our work with partner agencies to distribute the vouchers.
Collaborative community initiative to provide technical support funding to ensure 100% utilization of all 236 VASH vouchers in Lane County.	Currently, 207 VASH vouchers are under lease. 26 VASH recipients have been issued vouchers and are searching for housing. Homes for Good has applied for a waiver request from HUD to utilize CARES Act funds to provide deposits and arrears assistance to VASH voucher holders who are seeking housing. Homes for Good continues to meet with local agencies on a quarterly basis to collaborate on the use of all VASH vouchers.	As of March 2021, 222 VASH vouchers are under lease. 46 VASH recipients have been issued vouchers and are searching for housing. CARES Act funds were obtained to provide deposit assistance for VASH voucher holders. Homes for Good is now meeting with local agencies on a monthly basis to collaborate on the use of all VASH vouchers.

Goal 2 Objective: Continue to receive high performer status

Indicator	FY20 Progress	FY21 Progress
Homes for Good received high performer status for FY18 SEMAP.	Homes for Good received high performer status for FY19 SEMAP.	Homes for Good will not be submitting a FY20 SEMAP assessment. In accordance with the Coronavirus Aid, Relief and Economic Security (CARES) Act (Public Law 116-136), HUD will not issue a new SEMAP score. HUD will instead carry forward the most recent SEMAP score on record. The most recent SEMAP score for Homes for Good is high performer status.
Obligate all capital funds within 24 months of grant award.	Homes for Good has met all capital fund awarding requirements as well as financial submission requirements.	Homes for Good has met all capital fund awarding requirements as well as financial submission requirements.
Expend all capital funds within 48 months of grant award.		
Comply with the financial reporting requirements of asset management.	Homes for Good continues to receive high performer status.	Homes for Good continues to receive high performer status.
Comply with the new PHAS requirements (when published) to continue to receive high performer status.		
Submit all PHAS reports within required timelines.		
Meeting all capital fund, financial reporting, and PHAS reporting requirements.		

Goal 3 Objective: Improve community quality of life and economic vitality

Indicator	FY20 Progress	FY21 Progress
Creation of a Housing Liaison position that will provide education and advocacy to persons searching for housing. Once housed, the Housing Liaison's continued education and advocacy supports will increase housing stability.	Homes for Good Housing Liaison has assisted over 100 participants in challenges related to lease up with their Housing Choice Voucher program and has implemented participant and partner education related to housing navigation.	Homes for Good Housing Liaison has continued to participants in challenges related to lease up with their Housing Choice Voucher program and has worked to adapt provided participant and partner education related to housing navigation.
Continue to encourage and promote resident involvement in the Resident Advisory Board by maintaining and expanding the number of representatives from public and assisted housing, as well as the Section 8 program.	The Resident Advisory Board (RAB) continues to be actively engaged in the annual plan process and includes members from all PHA subsidy programs.	The Resident Advisory Board (RAB) continues to be actively engaged in the annual plan process and includes members from all PHA subsidy programs.
Enhance the customer service experience across agency programs by simplifying and aligning processes, providing access to services staff and by connecting participants to needed resources in the community.		Homes for Good continues to work to streamline and simplify agency processes and increasing availability of Resident Services and other support staff.
Enhance resident and agency communication through Resident Newsletters, improved website access, email communication and social media.	All communities continue to receive a monthly or quarterly residential newsletter.	All communities continue to receive a monthly or quarterly residential newsletter as well as more frequent resident updates related to COVID-19 and Agency operations which are posted and emailed to all residents.
Annually monitor income levels by development and provide targeted support to deconcentrate poverty. Bring higher income PH households into lower income developments and vice versa, if necessary.	Homes for Good continues to monitor deconcentration strategies and use of preferences to meet deconcentration goals.	Homes for Good continues to monitor deconcentration strategies and use of preferences to meet deconcentration goals.
Continue giving preferences to elderly/disabled applicants at Parkview Terrace, Veneta Villa, Cresview Villa, Riverview Terrace, McKenzie Village (one-bedroom units), Lindeborg Place, and Laurelwood Homes (one-bedroom units).		

Goal 4 Objective: Promote self-sufficiency and asset development of households served through public and assisted housing as well as the Section 8 homeownership program

Indicator	FY20 Progress	FY21 Progress
Expand access to the Family Self-Sufficiency (FSS) program to reach enrollment of 200 households or more.	Homes for Good Family Self-Sufficiency program currently has 149 households enrolled	Homes for Good Family Self-Sufficiency program currently has 128 households enrolled and have worked to adapt recruitment and intake to meet COVID-19 precautions.
Maintain a minimum representation of 15 community services agencies on the Family Self-Sufficiency Advisory Board.	and has increased participation on the FSS Advisory Board to over 18 community partners.	The FSS Advisory Board continues to grow with new organizations joining each year. Currently there are over 20 community partners engaged with this board.
Continue promotion of the FSS program through annual mailings of FSS informational brochures to all Section 8 and Public Housing residents.	FSS information is included in all HCV and PH intake processes, as well as annual mailings with the annual packet.	FSS information is included in all HCV and PH intake processes, as well as annual mailings with the annual packet. Info Sessions have moved from monthly to every other week to increase availability and attendance.
Assist a minimum of two FSS participants a year in purchasing a home.	FSS has assisted 3 participants to purchase homes this year.	FSS has assisted 2 participants in purchasing homes this year and are working with several more to hopefully complete purchases by the end of the fiscal year.
Assist a minimum of ten FSS participants in opening an Individual Development Account (IDA) for a down payment on a home.	FSS has assisted 11 residents to open IDA's.	FSS has assisted 6 households in opening IDA's this year. Funding for this opportunity has decreased this year but we are hopeful that it will return to pre-pandemic levels by the start of the fiscal year.

Goal 5 objective: To provide decent, safe and sanitary housing for very low-income families while maintaining their rent payments at an affordable level.

Indicator	FY20 Progress	FY21 Progress
Complete the Rent Assistance Demonstration construction and sale of scattered site homes.	Homes for Good has broken ground on the RAD new construction and has begun the sale of the scattered site homes.	Homes for Good is wrapping up construction of the replacement housing and will finalize construction and all relocations by July 2021.
Focus preservation efforts communicating with local, state and national funders to help preserve affordable housing opportunities.		RAD Replacement Housing at Sarang and Hayden Bridge Landing will be complete in June 2021. Sale of the scattered site homes is ongoing and will be complete in late 2021.
The Landlord Liaison continues with community engagement, providing routine educational seminars for landlords and supportive service organizations. Expansion of classes include courses specifically focused on housing quality standard guidelines, thus giving landlords the education and tools needed to prepare for successful housing inspections under HUD requirements.	The Landlord Liaison continues to engage community partners and landlords in ongoing education and support. Publication of a quarterly landlord newsletter in in place.	The Landlord Liaison provides routine education on accessing housing through Homes for Good to both landlord and community partners. The Landlord Liaison is engaged in a pilot Remote Video Inspection (RVI) program in partnership with our local VA office. The RVI process allows for remote video inspections with VA staff serving as proxy inspectors.
Partnered with NEDCO to provide zero interest loans for security deposits to Section 8 and VASH families.	In partnership with DevNW (previously NEDCO), Homes for Good was awarded \$50,000 from Meyer Memorial Trust to expand access to zero interest loans for security deposits for Section 8 and VASH families. These funds will become available to participants this year and will continue to be accessible through a revolving fund.	Homes for Good continues its partnership with DevNW in administering zero interest loans to tenant based voucher recipients. Over the course of FY20 14 loans were issued.

Goal 6 objective: To promote a housing program that maintains quality service and integrity while providing an incentive to private property owners to rent to very low-income families

Indicator	FY20 Progress	FY21 Progress
Increase success of Section 8 participants, particularly those coming out of homelessness or transitioning from permanent supportive or transitional housing through engagement with the Housing Liaison	The Housing Liaison and Landlord Liaison have increased support for participants and landlords with the goal of increasing the success rate of HCV participants.	Homes for Good has expanded local preference provider partnerships to thirteen community agencies. These agencies work with high barrier populations to access housing. The Landlord Liaison provides education to local preference partners on accessing housing through Homes for Good. Several community partners also have access to EHA funds which provide assistance with deposits and other move in related costs. As of February 2021 success rate for utilization of a tenant based voucher was 78%.
Grown the Landlord Liaison offerings of support for landlords through continuous communication, trainings and sharing resources		
Awarded funding to provide monetary incentives to landlords who agree to rent to persons with high housing barriers		
Maintain a professional working relationship with landlords/owners in our community through education and seminars on the Section 8 program	The Housing Liaison has initiated a quarterly Housing Navigator meetup to support local Housing Navigators in increasing the success of their participants who are seeking to lease up with their Section 8 voucher and is in the process of initiating a lease up support group to help participants in building their housing portfolio, searching for housing and leasing up in available units.	The Housing Liaison continues to facilitate a quarterly Housing Navigator meetup to support local Housing Navigators in increasing the success of their participants who are seeking to lease up with their Section 8 voucher and is in the process of initiating a lease up support group to help participants in building their housing portfolio, searching for housing and leasing up in available units.
Monitor the payment standards and area rents on the private market to keep Section 8 families' portion of rent affordable and allow the Agency to serve the same number of families as in previous years.	A rent study was completed for the 2020 Fair Market Rents. Homes for Good received a 12% increase to the FMRs, which directly impact the Payment Standards utilized by those receiving tenant-based subsidies. This increase will expand housing stock (will now be able to qualify for units they once could not afford) and the dollar amount (more funds to each household) of assistance Homes for Good provides.	Success rate for utilization of vouchers for 02/2019 was 69%. It grew to a success rate of 78% by 02/2021. Some of this growth in success rate can be contributed to the increase in Payment Standards. In addition, rent burden for families has decreased. Prior to the FMR study 16.7% of 4-bedroom families were paying 41% or more of their income towards rent. Post FMR study 4.8% of 4-bedroom families are paying 41% or more of their income towards rent.
A Homes for Good staff member serves on the board for the local Rental Owners association	The Rent Assistance Division Director, Beth Ochs continues to serve on the board of the Rental Owner's Association. Various staff members also attend the general monthly membership meeting.	The Rent Assistance Division Director, Beth Ochs continues to serve on the board of the Rental Owner's Association (ROA). The Landlord Liaison attends general membership meetings and contributes articles to the ROA's monthly newsletter which is distributed to 1180 members representing 18,617 rental units.

Attachment C.3 Resident Advisory Board (RAB) Comments

RAB Meeting

04/08/2021

Beth Ochs, Rent Assistance Director: Presented the Key modifications Matrix ACOP

RAB member #1: Question- can you explain that more? – the part about currently engaged in any use of illegal drugs during the previous six months.

RAB member #2: does this only cover drugs or any other federal crimes?

Beth Ochs, Rent Assistance Director: Public housing agency is looking for convictions

RAB member #1: Are they looking any other convictions like pedophiles?

Beth Ochs, Rent Assistance Director: The Public housing agency has specific rules around convictions that are outlined in the Administrative Plan/ ACOP

Beth Ochs, Rent Assistance Director: (read more key modifications Sections 8-16)

RAB member #2: are we going to get an electronic version of this?

Beth Ochs, Rent Assistance Director: Will send the document to Emily to distribute to the group

RAB member #1: what is the timeline moving to project based? Moving all of them to project based?

Wakan Alferes, Supportive Housing Director: No confirmed timeline, would happen in stages, will come back to this group once a timeline has been determined, possibly the next two years to kick off the next phase.

RAB member #3: Was given 6 days or 9 days, to move to Springfield. What's going on with that?

Beth Ochs, Rent Assistance Director: ACOP now states 14 days' notice to transfer to new unit.

Melanie Church, Supportive Housing Division Analyst: Most new changes are based on waitlist and application challenges, drug use: Previous policy states – must have *"completed recovery program"*, now states *"participating in recovery program"* going from currently engaged in drug use to within the last 3 months. Example: Not currently engaged but seeking treatment. In the past we have denied based, now *may* deny – in order to reduce barriers for housing stability. Decisions to deny housing could be a panel process.

RAB member #1: could someone say they are participating in a 12-step recovery program? Considering the cost in-patient treatment?

Melanie Church, Supportive Housing Division Analyst: It is possible to submit a claim saying 12-steps has remained sober.

Melanie Church, Supportive Housing Division Analyst: Rental history has also become a barrier, denial based on housing history goes against our housing mission.

RAB member #3: we can't have other people living in our unit

Melanie Church, Supportive Housing Division Analyst: Doing our best to keep people housed, ability to add people to lease.

Melanie Church, Supportive Housing Division Analyst: no longer doing paper applications, removed from ACOP

Melanie Church, Supportive Housing Division Analyst: First come first served to Random selection method to allow for a more equitable process for all who apply. We are working with community partners; preference would put them at the top of the list

RAB member #2: random selection was done a long time ago, the last person doing the random selection was arrested and fired. How can we be sure that won't happen again?

Melanie Church, Supportive Housing Division Analyst: The process is computerized, technology has advanced, not aware of the incident previously mentioned.

RAB member #3: what if you don't have a computer,

Melanie Church, Supportive Housing Division Analyst: When we open a waitlist – we have staff specifically assigned to answer waitlist questions. Staff members will type in the application and submit it for them.

Melanie Church, Supportive Housing Division Analyst: in the past PHA assigns the bedroom size, applicants tell us how many bedrooms they want.

Melanie Church, Supportive Housing Division Analyst: using random selection, SSN is not required to apply for housing.

Melanie Church, Supportive Housing Division Analyst: will now have 30 days to respond to waitlist.

Melanie Church, Supportive Housing Division Analyst: requests for exceptions to occupancy standards will need supervisor approval.

Melanie Church, Supportive Housing Division Analyst: if an applicant receives an offer for a 3-bedroom, applicant can choose to remain on the waitlist.

RAB member #3: neighbor had a high school teen, was told to move once they graduated high school.

Melanie Church, Supportive Housing Division Analyst: low inventory of vacant units, may ask the person who is overhoused to move to a smaller unit. Reasonable accommodation requests can be made to ask to stay in the unit for a medically required reasons.

RAB member #3: there are people who are in 2- or 3-bedroom units with only one person living in the unit.

Melanie Church, Supportive Housing Division Analyst: Many different reasons that they have not moved yet

RAB member #1: it was a common practice 20 or so years ago, also because we didn't have the tools to determine wage. But the system has changed since then.

Melanie Church, Supportive Housing Division Analyst: if a person has questions or would like to challenge the decision of the PHA they can reach out a supervisor to review the decision.

RAB member #1: does the advertising for waitlist clearly state instructions for those who need help app

Melanie Church, Supportive Housing Division Analyst: Staff is available to provide live help.

Melanie Church, Supportive Housing Division Analyst: will not review income when adding a new person to the household, except when adding a minor in that case the household would benefit from the addition.

Melanie Church, Supportive Housing Division Analyst: Transfer requests, can now be for reasons of education and including work.

RAB member #3: really misses the coast.

Melanie Church, Supportive Housing Division Analyst: Anyone in the household can get the utilities turned on, no longer required to be head of household

Melanie Church, Supportive Housing Division Analyst: lease termination- changing from will to may terminate based on previous ACOP matrix, drug / alcohol related actives

RAB member #3: let's talk about pedophiles

Melanie Church, Supportive Housing Division Analyst: lifetime registered sex offenders are not allowed in public housing.

Beth Ochs, Rent Assistance Director: will have a meeting with HUD to discuss registered sex offenders. Tiers 1-3 in Oregon all Registered sex offenders are registered for a lifetime.

RAB member #2: an incentive to not commit the crime.

RAB member #1: was hoping to get draft prior to RAB meeting so we can gather questions prior to meeting

Comment Analysis

RAB members were supportive of reduced and/or more flexible screening criteria. Beth Ochs, the Rent Assistance Director who oversees Public Housing intake, is meeting with HUD to discuss the blanket ban on all registered sex offenders when as RAB points out, the predatory nature and severity of crimes committed by these individuals varies a great deal.

They preferred the move to a lottery based Public Housing wait list system as long as sufficient accommodations are made for individuals without access to technology or the skills necessary to fill out an electronic pre-application. RAB members were also concerned about fairness or an individual staff member's ability to manipulate the lottery. Homes for Good is confident that computer assigned lottery numbers with a robust audit trail would make it extremely difficult to show favoritism that could not be detected.

RAB members expressed concerns about the fairness and communication that happens within the transfer policy. Historically, individuals have not had the policy explained clearly and have not always received reasonable notice of required moves. Homes for Good has centralized intake functions, composed new transfer notification letters, and is working on revised, more clear transfer procedures that can be shared with any resident who has questions beyond the language in the Public Housing Lease Agreement.

Future phases of converting Public Housing to a Section 8 platform are of concern to RAB members. Wakan Alferes, the Supportive Housing Director, will keep RAB informed as a timeline develops but it will possibly be within the next two years.

RAB asked for advance copies of any materials being presented at a meeting. Homes for Good will make every effort to meet this request.

**Certification by State or Local
Official of PHA Plans Consistency
with the Consolidated Plan or
State Consolidated Plan
(All PHAs)**

U. S Department of Housing and Urban Development

Office of Public and Indian Housing

OMB No. 2577-0226

Expires 2/29/2016

**Certification by State or Local Official of PHA Plans
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Sarah Medary, the City Manager
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the

Homes for Good Housing Agency

PHA Name

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of
Impediments (AI) to Fair Housing Choice of the

City of Eugene

Local Jurisdiction Name

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State
Consolidated Plan and the AI.

The PHA Annual Plan preserves affordable housing in a way that is consistent with the goals of the 2020-
2025 Eugene-Springfield Consolidated Plan.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

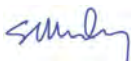
Name of Authorized Official

Sarah Medary

Title

City Manager

Signature



Date

06/16/2021


GM


ANF


DD

**Certifications of Compliance with
PHA Plans and Related Regulations
(Standard, Troubled, HCV-Only, and
High Performer PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including
Required Civil Rights Certifications**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year and/or [^] Annual PHA Plan for the PHA fiscal year beginning 10/1/21, hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Homes for Good Housing Agency

OR006

PHA Name

PHA Number/HA Code

☒ Annual PHA Plan for Fiscal Year 2022

☐ 5-Year PHA Plan for Fiscal Years 20__ - 20__

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official

Title

Signature

Date

IN THE BOARD OF COMMISSIONERS OF THE
HOMES FOR GOOD HOUSING AGENCY, OF LANE COUNTY OREGON

ORDER 21-24-06-01H

In the Matter of Approving the Submission of
the PHA FY 2022 Annual Plan

WHEREAS, Homes for Good Housing Agency is required by Section 511 of the Quality Housing and Work Responsibility Act of 1998 (and ensuing HUD requirements) to submit an Annual Plan to HUD.

WHEREAS, Homes for Good Housing Agency is required to submit an Annual Plan for FY 2022.

WHEREAS, HUD requires that Homes for Good work with the Resident Advisory Board (RAB) on the development of the Annual Plan.

WHEREAS, Homes for Good Housing Agency has worked with the RAB since January 2021 to ensure adequate involvement.

WHEREAS, HUD requires that the Plan be consistent with the Consolidated Plan.

WHEREAS, the City Manager of Eugene has submitted a Certification by State of Local Official of PHA Plans Consistency with the Consolidated Plan.

WHEREAS, Homes for Good Housing Agency is required to submit the Plan electronically to HUD no later than July 18, 2021, accompanied by a signed Certification of Compliance with PHA Plans and Related Regulations.

NOW IT IS THEREFORE ORDERED THAT: The Annual Plan for the Fiscal Year beginning October 1, 2021 is approved for submission to HUD, and the Chair will complete and sign the Certification of Consistency with PHA Plans and Related Regulations.

DATED this _____ day of _____, 2021

Chair, Homes for Good Board of Commissioners



BOARD OF COMMISSIONERS AGENDA ITEM

BOARD MEETING DATE: 06/24/2021

AGENDA TITLE: In the Matter of Approving the Submission of the Five-Year Capital Fund Action Plan 2020-2024.

DEPARTMENT: Real Estate Development Division

CONTACT : Jared Young, Contract Administrator

EXT: 3432

PRESENTER: Kurt von der Ehe, Capital Projects Manager

EXT: 2568

ESTIMATED TIME : 15 Minutes

- ☒ **ORDER/RESOLUTION**
- ☐ **PUBLIC HEARING/ORDINANCE**
- ☐ **DISCUSSION OR PRESENTATION (NO ACTION)**
- ☐ **APPOINTMENTS**
- ☐ **REPORT**
- ☐ **PUBLIC COMMENT ANTICIPATED**

Approval Signature

EXECUTIVE DIRECTOR:

DATE: 6/17/21

LEGAL STAFF :

DATE:

MANAGEMENT STAFF:

DATE:



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HOMES FOR GOOD M E M O R A N D U M

TO: Homes for Good Board of Commissioners
FROM: Jacob Fox, Executive Director
AGENDA ITEM TITLE: ORDER 21-25-06-02H// In the Matter of Approving the Submission of the Five-Year Capital Fund Action Plan 2021-2025
AGENDA DATE: June 24, 2021

I MOTION

It is moved that the order/resolution be adopted approving the submission of the Five-Year Capital Fund Action Plan 2021-2025

II ISSUE

Capital Fund Five-Year Action Plan requires Board approval and certification that the Agency has complied with the applicable requirements listed on the certification form.

III DISCUSSION

A. Background/Analysis

The Agency is required by Section 511 of the Quality Housing and Work Responsibility Act of 1998 (and ensuing HUD requirements) to submit a Five-Year Action Plan to HUD.

The Agency is submitting the Capital Fund Program Five Year Action Plan. The focus of the plan is to identify and provide major capital projects for Public Housing units. The Work Responsibility Act requires that housing authorities work with their Public Housing Resident Advisory Boards (RAB) on the planning and development of the Plans. In order to meet this requirement, the Agency met with the RAB on June 10, 2021 via Zoom. The RAB was presented with various components of the Plan at this meeting.

The Act also requires that the Agency's Capital Fund Plan is consistent with the Consolidated Plan (an inter-jurisdictional effort designed to address the needs of the community). The Agency's plan coordinates and addresses many of the needs outlined in the Consolidated Plan,

such as, increasing affordable rental housing, conserving and improving existing affordable housing, and increasing homeownership opportunities.

HUD requires that housing authorities provide public notice of a 45-day comment period and a public hearing on the proposed plan. The Agency met the 45-day comment period requirement through public advertisement in The Register Guard and on the Agency website. Plan and supporting documents have been available for public viewing at both Agency administration buildings and at each Public Housing development site. On June 3, 2021 a public hearing was held via Zoom. No questions or comments were received regarding the Five-Year Capital Fund Action Plan 2021-2025.

The Agency is required to submit the Capital Fund Program Five-Year Action Plan to HUD for approval prior to initiating projects included in the plan. Along with the electronic submission, the Agency is required to submit to HUD the Board certification in a HUD prescribed format.

B. Recommendation

In order to receive subsequent HUD funding, the Agency must submit the Board approved Capital Fund Program Five-Year Action Plan and the related certifications.

IV IMPLEMENTATION/FOLLOW-UP

Upon approval by the Board, the Executive Director will submit the ORDER/Resolution of the Capital Fund Five-Year Plan to HUD.

V ATTACHMENTS

Capital Fund Program Five-Year Action Plan 2021-2025

The Public Comment advertisement

**HOMES FOR GOOD HOUSING AGENCY
CAPITAL FUND 5-YEAR ACTION PLAN
FY21-FY25**



AMP 100 LAURELWOOD HOMES (29 UNITS)					
WORK TO BE DONE	FY21	FY22	FY23	FY24	FY25
Roofs/Gutters	\$50,000.00				\$50,000.00
Interior/Exterior Comp Mod	\$48,000.00				\$50,000.00
Appliances and Heaters		\$25,000.00			
Parking lot		\$5,000.00			
Walks, Slabs & Driveways (Incl. ADA Site Work)		\$50,000.00	\$40,000.00		\$40,000.00
Exterior Paint	\$63,199.00				
Security Cameras/System				\$50,000.00	
AMP 100 LAURELWOOD SUBTOTAL	\$161,199.00	\$80,000.00	\$40,000.00	\$50,000.00	\$40,000.00

AMP 200 McKENZIE VILLAGE (172 UNITS)					
WORK TO BE DONE	FY21	FY22	FY23	FY24	FY25
Roofs/Gutters	\$63,108.00	\$84,809.00	\$60,000.00		
Kitchen Upgrades			\$10,000.00		
Plumbing and Storm Drain	\$25,000.00	\$22,000.00			\$2,000.00
Abatements/Remediation				\$20,000.00	
Concrete			\$30,000.00		\$30,000.00
Bath Fans				\$55,000.00	
Tub Surrounds		\$72,656.00	\$100,000.00		
Appliances (Stoves/Fridges/Range Hoods)				\$150,000.00	
Fairview Parking Lot					\$6,000.00
Windows (as needed)				\$10,000.00	
Doors			\$40,000.00		
Trees					\$10,000.00
AMP 200 McKENZIE VILLAGE SUBTOTAL	\$88,108.00	\$179,465.00	\$240,000.00	\$235,000.00	\$48,000.00

**HOMES FOR GOOD HOUSING AGENCY
CAPITAL FUND 5-YEAR ACTION PLAN
FY21-FY25**



AMP 200 PENGRA COURT (22 UNITS)					
WORK TO BE DONE	FY21	FY22	FY23	FY24	FY25
Siding, Windows & Exterior Paint					
Trees					\$20,000.00
Fence				\$20,000.00	
Water Heaters (50 gallon low boys)				\$15,000.00	
Kitchen Upgrades (Including appliances)				\$244,000.00	\$244,000.00
Interior Mods			\$50,000.00		
Irrigation and Plumbing			\$60,000.00		
Parking Lot		\$10,000.00			
Concrete		\$30,000.00		\$20,000.00	\$60,000.00
AMP 200 PENGRA COURT SUBTOTAL	\$0.00	\$40,000.00	\$110,000.00	\$299,000.00	\$324,000.00

AMP 300 MAPLEWOOD MEADOWS (38 UNITS)					
WORK TO BE DONE	FY21	FY22	FY23	FY24	FY25
Playground				\$60,000.00	
Parking Lot (Urgent-missing speed bump)	\$40,000.00				
AMP 300 MAPLEWOOD MEADOWS SUBTOTAL	\$40,000.00	\$0.00	\$0.00	\$60,000.00	\$0.00

AMP 400 PARKVIEW TERRACE (150 UNITS)					
WORK TO BE DONE	FY21	FY22	FY23	FY24	FY25
Abate ments/Remediation					\$10,000.00
Ext Paint	\$170,000.00	\$170,000.00			
Elevator Upgrades/Repair	\$40,000.00				
Plumbing and Storm Drains					\$15,000.00
Deck Coating	\$60,000.00	\$60,000.00			
Parking Lot		\$10,000.00			
Remodel Lobby Restrooms			\$15,000.00		
Security Measures (cameras/alarm/gates)			\$33,000.00		
Concrete Walks and Slabs	\$40,000.00			\$45,000.00	\$20,000.00
AMP 400 PARKVIEW TERRACE SUBTOTAL	\$310,000.00	\$240,000.00	\$48,000.00	\$45,000.00	\$35,000.00

**HOMES FOR GOOD HOUSING AGENCY
CAPITAL FUND 5-YEAR ACTION PLAN
FY21-FY25**



AMP 500 LINDEBORG PLACE (40 UNITS)					
WORK TO BE DONE	FY21	FY22	FY23	FY24	FY25
Plumbing and Storm Drains		\$10,000.00		\$10,000.00	
Parking Lot					
Siding and Ext Paint					
Roof/Gutters					\$50,000.00
Elevator Upgrades		\$40,000.00			
Bath Upgrades	\$125,000.00				
Security System			\$50,000.00		
AMP 500 LINDEBORG PLACE SUBTOTAL	\$125,000.00	\$50,000.00	\$50,000.00	\$10,000.00	\$50,000.00

AMP 500 VENETA VILLA (30 UNITS)					
WORK TO BE DONE	FY21	FY22	FY23	FY24	FY25
Plumbing and Storm Drain			\$20,000.00		
Roofs/Gutters					\$40,000.00
Concrete Walks and Slabs		\$50,000.00	\$30,000.00	\$20,000.00	\$100,000.00
Trees					\$20,000.00
Ext Paint		\$80,000.00			
ADA Site Work (Pave Gravel Area/Dumpster Pad)				\$60,000.00	
Parking Lot	\$6,000.00				
Security System			\$50,000.00		
AMP 500 VENETA VILLA SUBTOTAL	\$6,000.00	\$130,000.00	\$100,000.00	\$80,000.00	\$160,000.00

AMP 500 VENETA SCATTERED SITES (20 UNITS)					
WORK TO BE DONE	FY21	FY22	FY23	FY24	FY25
Comp Mods					\$50,000.00
Concrete Walks and Slabs	\$20,000.00				
Roofs/Gutters			\$10,000.00		
Faucet Upgrades	\$10,000.00				
Plumbing and Storm Drains			\$5,299.00		
Trees			\$10,000.00		
Driveways/Parking Lots			\$48,844.00		
Ext Paint		\$60,000.00			
AMP 500 SCATTERED SITES SUBTOTAL	\$30,000.00	\$60,000.00	\$74,143.00	\$0.00	\$0.00

HOMES FOR GOOD HOUSING AGENCY
CAPITAL FUND 5-YEAR ACTION PLAN
FY21-FY25



AMP 600 CRESVIEW VILLA (34 UNITS)					
WORK TO BE DONE	FY21	FY22	FY23	FY24	FY25
Abatements					\$20,000.00
Concrete Walks and Slab		\$60,543.00	\$36,200.00		
Parking Lot				\$6,000.00	
Office Remodel				\$30,000.00	
Ext Doors	\$30,000.00				
Plumbing and Storm Drains		\$10,000.00			\$25,000.00
AMP 600 CRESVIEW VILLA SUBTOTAL	\$30,000.00	\$70,543.00	\$36,200.00	\$36,000.00	\$45,000.00

AMP 600 RIVERVIEW TERRACE (60 UNITS)					
WORK TO BE DONE	FY21	FY22	FY23	FY24	FY25
Seismic Upgrade			\$141,964.00		
Concrete Walks and Slab		\$40,299.00			
Abatements/Remediation				\$40,307.00	
Elevator Upgrades	\$50,000.00				
Unit Comp Mods					\$188,307.00
AMP 600 RIVERVIEW TERRACE SUBTOTAL	\$50,000.00	\$40,299.00	\$141,964.00	\$40,307.00	\$188,307.00

Work Item Subtotals	\$840,307.00	\$890,307.00	\$840,307.00	\$855,307.00	\$890,307.00
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**HOMES FOR GOOD HOUSING AGENCY
CAPITAL FUND 5-YEAR ACTION PLAN
FY21-FY25**



OTHER	FY21	FY22	FY23	FY24	FY25
1406- Operations	\$220,000.00	\$220,000.00	\$220,000.00	\$220,000.00	\$220,000.00
1408- Management Improvements	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00
1410- Grant Administration Fee (10%)	\$133,740.00	\$133,740.00	\$133,740.00	\$133,740.00	\$133,740.00
1480- Grant Audit	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
1480- Architect	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00
1480 Fees and Sundries	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00	\$10,000.00
1480 GPNA	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
1480- Equipment/Cap Fund Vehicle Purchase	\$50,000.00	\$0.00	\$50,000.00	\$0.00	\$0.00
1480- Relocation	\$5,000.00	\$5,000.00	\$5,000.00	\$40,000.00	\$5,000.00
1480- Contingency (3%)	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00	\$30,000.00
"Other" Sub Totals	\$497,240.00	\$447,240.00	\$497,240.00	\$482,240.00	\$447,240.00

	FY21	FY22	FY23	FY24	FY25
Work Items Sub total	\$840,307.00	\$890,307.00	\$840,307.00	\$855,307.00	\$890,307.00
Others Sub Total	\$497,240.00	\$447,240.00	\$497,240.00	\$482,240.00	\$447,240.00
Total	\$1,337,547.00	\$1,337,547.00	\$1,337,547.00	\$1,337,547.00	\$1,337,547.00

GANNETT

3500 CHAD DRIVE, SUITE 600, EUGENE, OREGON 97408
PHONE (541) 485-1234

Legal Notice Advertising

Legal Notice 0000232258

HOMES FOR GOOD HOUSING A
100 W 13TH AVE
EUGENE, OR 97401

2021-2025

AFFIDAVIT OF PUBLICATION

STATE OF OREGON, }
COUNTY OF LANE, } ss.

I, Nancy Guardino, being first duly affirmed, depose and say that I am the Advertising Manager, or the principal clerk, of The Register-Guard, a newspaper of general circulation as defined in ORS 193.010 and 193.020; published at Eugene in the aforesaid county and state; that the **2021-2025** printed copy of which is hereto annexed, is publishing in the entire issue of said newspaper in the following issues:

April 18, 2021

Homes for Good Housing Agency
100 W. 13th Ave
Eugene, OR 97401
Capital Fund Program 5 Year Action Plan
(2021-2025)

Notice of 45 Day Comment Period
and Public Hearing

Homes for Good Housing Agency will be submitting its Capital Fund Program Five-Year Action Plan

The public examination and comment period for the Capital Fund 5 Year Plan begins Sunday, April 18, 2021 and ends Wednesday, June 2, 2021, with a public hearing on Thursday June 3, 2021 at 9 AM via Zoom. The link can be found on the Agency website at

<https://www.homesforgood.org/opportunities/contracts-and-vendors/bid-opportunities>.

You may request the link be emailed to you by calling Jared Young at (541) 682-2879 or emailing jyoung@homesforgood.org.

Written comments may be submitted to Jared Young, Contract Administrator, Homes for Good Housing Agency, 100 W. 13th Ave, Eugene, OR 97401.

If you have any questions regarding the Capital Fund 5 Year Plan, please contact Jared Young at (541) 682-3432.

If you are in need of a reasonable accommodation in regard to this meeting, please call Teresa Hashagen at (541) 682-2562 at least 24 hours prior to the meeting time.

The Agency is an equal opportunity employer and complies with State and Federal laws and regulations relating to the 1973 Rehabilitation Act, Section 504, and the 1990 Americans with Disabilities Act (ADA) and the 2009 Americans with Disabilities Act Amendment (ADAA). Homes for Good Housing Agency does not discriminate on the basis of disability status in the admission or access to its federally assisted programs or activities.

No. 232258 - April 18, 2021

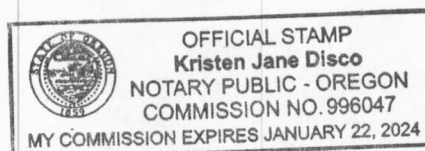
HOMES FOR GOOD
Received - Eugene - Mail

APR 30 2021

Subscribed and affirmed to before me this April 23, 2021

Notary Public of Oregon

Account #: 16474
INVOICE: 0000232258
Case: Homes for Good Housing Agency
Ad Price: \$120.00



**IN THE BOARD OF COMMISSIONERS OF THE
HOMES FOR GOOD HOUSING AGENCY, OF LANE COUNTY OREGON**

ORDER 21-24-26-02H

In the Matter of In the Matter of Approving
the Submission of the Five-Year Capital Fund
Action Plan 2021-2025

WHEREAS, it is necessary for the Board to approve the submission of the Five-Year Capital Fund Action Plan 2021-2025 for Homes for Good Housing Agency; and

WHEREAS, a public forty-five day comment period was observed from April 18, 2021 to June 2, 2021, with no comments, on the Five-Year Capital Fund Action Plan 2021-2025.

WHEREAS, Homes for Good Housing Agency Executive Director has recommended approval of the proposed Five-Year Capital Fund Action Plan 2021-2025; and

WHEREAS, the Board having fully considered the Executive Director's recommendation,

NOW IT IS THEREFORE ORDERED THAT: The Board authorizes the submission of the Five Year Capital Fund Action Plan 2021-2025.

DATED this _____ day of _____, 2021

Chair, Homes for Good Board of Commissioners



BOARD OF COMMISSIONERS AGENDA ITEM

BOARD MEETING DATE: 06/24/2021

In the Matter of Recommending a New Governance Structure for the Homes for Good Board of Commissioners to the Lane County Board of Commissioners

DEPARTMENT: Executive

CONTACT : Jacob Fox

EXT:

PRESENTER: Jacob Fox

EXT:

ESTIMATED TIME : 15 Minutes

- ☒ **ORDER/RESOLUTION**
- ☐ **PUBLIC HEARING/ORDINANCE**
- ☐ **DISCUSSION OR PRESENTATION (NO ACTION)**
- ☐ **APPOINTMENTS**
- ☐ **REPORT**
- ☐ **PUBLIC COMMENT ANTICIPATED**

Approval Signature

EXECUTIVE DIRECTOR:

A handwritten signature in black ink, appearing to be "J. Fox", is written over a horizontal line.

DATE: 6/17/21

LEGAL STAFF :

DATE:

MANAGEMENT STAFF:

DATE:



100 West 13th Avenue, Eugene, OR 97401 • PH 541-682-3755 • FAX 541-682-3411

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HOMES FOR GOOD MEMORANDUM

TO: Homes for Good Board of Commissioners

FROM: Jacob Fox, Executive Director

AGENDA ITEM TITLE: ORDER 21-24-06-03H// In the Matter of Recommending a Homes for Good Governance Structure Modification to the Lane County Board of Commissioners

AGENDA DATE: June 24th, 2021

I MOTION

It is moved that a governance structure modification for the Homes for Good Board of Commissioners be recommended to the Lane County Board of Commissioners

II ISSUE

Homes for Good is an organization that is rapidly growing in complexity and size, which is compelling the need for a significant increase in Board of Commissioner time investment. In addition to monthly board meeting time commitments there is a need for Homes for Good Board of Commissioners to participate in Board sub-committees, Board ad hoc committees and community engagement opportunities on behalf of the organization.

III DISCUSSION

A. Background

July 6, 1949, the Lane County Board of Commissioners adopted a resolution declaring a need for a housing authority in Lane County pursuant to the Housing Authorities Law. This Housing Authority, known as many different names throughout its history, is now known as Homes for Good.

The Lane County Board of Commissioners is the "governing body" as defined in **ORS 456.055(7)** *"Governing body" means, in the case of a city, the common council or other legislative body thereof, and, in the case of a county, the county court, commission or other legislative body thereof.* As the governing body, the Lane County Board of Commissioners has the authority to appoint the Homes for Good Board of Commissioners.

Throughout its 70+ years of service, Homes for Good's total budget has increased significantly, and business lines have grown more complex. In FY 2021 alone Homes for Good has added over 15 new staff members and received over \$25,000,000 in various types of new funding sources. In the coming years we anticipate that Homes for Good will be a recipient of new increments of large allocations of federal, state and local funding and there will be a corresponding need to continue to increase staffing levels

Racial and social justice commitments are compelling systematic assessments of, and changes to, organizational functions including governance structures.

Prior to 2015 the Homes for Good Board of Commissioners met on an as needed basis. From 2015 to 2019 they increased to 90-minute meetings 11-12 times per year, and in 2021 Commissioner meetings increased to 120-minute meetings 11-12 times per year.

The combination of these growth factors has lead Homes for Good Administration to propose a new governance structure that increases the total number of Commissioners to 9 and decreases the number of Lane County Commissioners from 5 to 2. The relationship between Lane County and Homes for Good will be proactively maintained by continued Board membership and because the Lane County Board of Commissioners will be the governing body responsible for appointing the Homes for Good Board of Commissioners.

With the increase in board members, Homes for Good administration will also ask for an increase in the time commitment asked of Board Members:

- 5-10 hours per month total commitment
- Involvement in standing sub-committees – Audit/Finance, Real Estate Development, etc.
- Involvement in ad hoc committees as needed
- Being availability for deeper community engagement in direct support of Homes for Good mission

With the reduction of Lane County Commissioners, and the increase in board members, Homes for Good would be able to achieve a board composition which will add additional expertise in areas that can deepen Homes for Good's connection to the community such as:

- Real Estate Development and Asset Management
- Racial and Social Justice
- Public Finance/Audit and Real Estate Development Finance
- Public and/or Nonprofit Management
- Resident/Supportive Services

In April 2021, the Homes for Good Board of Commissioners held their first work session to discuss a governance restructure. This discussion included the topics of composition and participation, regulatory requirements, and a potential timeline for change.

In May 2021, the Homes for Good Board of Commissioners held a second work session to discuss a governance restructure, and more closely looked at options for the number of members and composition, as well as a clear timeline for implementation and recruitment of a new board.

B. Analysis

1) Board Composition

Through **ORS 456.095(1)(a)** Homes for Good can have "*a commission composed of five, seven or nine persons.*" Making up those five, seven, or nine members, as per **ORS 456.095(3)** "*A commissioner of an authority may not be an officer or employee of any city or county for which the authority is created, unless the commissioner is a member of the governing body or one of the governing bodies.*" And **(4)** "*Persons appointed to the commission shall include a variety of occupations. At least one commissioner, but not more than two commissioners, appointed under subsection (1)(a) of this section must be a resident who receives direct assistance from the housing authority.*"

These ORS's excludes City and County staff from serving on the board other than if they are

elected officials. The ORS also mandates that at least one, but no more than two Appointed Commissioners are residents who receive direct assistance through Homes for Good's programs.

2) Appointment and term length

(3) The commissioners of a nine-member authority who are first appointed shall serve terms as follows:

- (a) Two commissioners shall be appointed for terms of one year.*
- (b) Two commissioners shall be appointed for terms of two years.*
- (c) Two commissioners shall be appointed for terms of three years.*
- (d) Three commissioners shall be appointed for terms of four years.*

(4) Thereafter, commissioners shall be appointed by resolution in the same manner as their original appointment for a term of office of four years except that all vacancies shall be filled for the unexpired term. A commissioner shall hold office until a successor has been appointed and qualified.

In accordance with this ORS, Commissioners in 2022 would be appointed according to the above schedule, then new Commissioners would serve four-year terms with rotating recruitment schedules starting in 2023.

C. Recommendation

Homes for Good recommends a nine-member board with the following composition:

- Two Lane County Commissioners
- Two Resident Appointed Commissioners
- Five Other Appointed Commissioners from the community

Homes for Good recommends approval of the proposed motion to recommend a new governance structure for the Homes for Good Board of Commissioners to the Lane County Board of Commissioners.

IV IMPLEMENTATION/FOLLOW-UP

Upon approval of this Homes for Good Board Order, legal consultation and coordination will take place between Homes for Good Legal Counsel and Lane County Legal Counsel so that in Summer of 2021 the Lane County Board of Commissioners can deliberate on a Board Order authorizing a new governance model for Homes for Good. July and August 2021, Lane Code Revisions and Resolution authorizing new governance model can be drafted.

In September 2021, the Lane County Board of Commissioners will deliberate on the Lane Code Revisions and any other relevant Board approvals necessary to implement the new governance model for Homes for Good.

With any necessary approvals from the Lane County Board of Commissioners, Homes for Good and Lane County Administrative staff would then run a joint recruitment for Board of Commissioner Members starting in October 2021, closing in November of 2021. New Commissioners would be appointed by the Lane County Board of Commissioners in January 2022.

V ATTACHMENTS

HOUSING AUTHORITIES LAW

456.055 Definitions for ORS 456.055 to 456.235. As used in the Housing Authorities Law, unless the context requires otherwise:

(1) “Affordable housing” means dwelling units that may be purchased or rented, with or without government assistance, by persons of eligible income.

(2) “Blighted area” means any area where housing, by reason of neglect and dilapidation, is detrimental to the safety or health of the occupants or of the neighborhood in which the housing is located.

(3) “Bonds” means any bonds, notes, interim certificates, debentures or other obligations issued by an authority pursuant to the Housing Authorities Law. The giving of a note secured by a mortgage or trust deed will not constitute a bond.

(4) “The city” means the particular city included within a particular housing authority.

(5) “Clerk” means the recorder of the city or the clerk of the county, as the case may be, or the officer of the city or the county, respectively, charged with the duties customarily imposed on such clerk.

(6) “County” means any county in the state. “The county” means a particular county or counties for which a particular housing authority is created.

(7) “Governing body” means, in the case of a city, the common council or other legislative body thereof, and, in the case of a county, the county court, commission or other legislative body thereof.

(8) “Housing” means housing of all kinds, including but not limited to single-family dwellings, multifamily dwellings, emergency shelters, dwelling accommodations, living accommodations, manufactured dwelling parks, residential units, housing projects or other dwellings.

(9) “Housing unit” or “unit” means a single-family dwelling, a single apartment or other single dwelling.

(10) “Mixed income housing” means a housing project that houses tenants with a mixture of income levels, including those not of lower income, for the purpose of reducing the rents for tenants whose incomes are no greater than 60 percent of the area median income.

(11) “Obligee of the authority” or “obligee” includes any bondholder or trustee for any bondholder, or lessor demising to the authority property used in connection with a housing project, or any assignee of such lessor’s interest or any part thereof, and the federal government when it is a party to any contract with the authority.

(12) “Persons of eligible income” means individuals or families who meet the applicable income limits of local, state or federally funded programs or developments.

(13) “Private market” means those rental housing units owned and operated by nongovernment entities and without government subsidies.

(14) “Person of lower income” or “family of lower income” means a person or a family, residing in this state, whose income is not greater than 80 percent of the area median income, adjusted for family size, as determined by the Housing and Community Services Department using United States Department of Housing and Urban Development information.

(15) “Real property” includes all lands, including improvements and fixtures thereon, and property of any nature appurtenant thereto, or used in connection therewith, and every estate, interest and right, legal or equitable, therein, including terms for years and liens by way of

judgment, mortgage or otherwise and the indebtedness secured by such liens. [Amended by 1971 c.471 §1; 1973 c.672 §1; 1987 c.821 §1; 1989 c.874 §1; 1995 c.445 §2; 2007 c.606 §5]

456.060 Definition of “area of operation”; intergovernmental agreements. (1) As used in the Housing Authorities Law, unless the context requires otherwise, “area of operation” includes:

(a) In the case of a housing authority of a city:

(A) The area within the city;

(B) If the city has adopted in its comprehensive land use plan an urban growth boundary recognized by the governing bodies of the counties in which it is situated, the area within that urban growth boundary; and

(C) Unless a county has an existing housing authority which is operating and substantially addressing the need for housing in the county for persons of lower income, the area within 10 miles from the territorial boundaries of the city, excepting any area which lies within the territorial or urban growth boundaries of some other city which has by ordinance prohibited such operation within the city or its urban growth boundaries because the city finds that:

(i) An existing public agency operating within the area is substantially addressing the need for housing in the city for persons of lower income; or

(ii) There is no need for housing in the city for persons of lower income.

(b) In the case of a housing authority of a county, the area within the county which lies:

(A) Outside the territorial boundaries of any city or, if a city has adopted in its comprehensive land use plan an urban growth boundary recognized by the governing bodies of the counties in which it is situated, that urban growth boundary; and

(B) Inside the territorial or urban growth boundaries of any city unless the city has by ordinance prohibited such operation within the city or its urban growth boundary because the city finds that:

(i) An existing public agency operating within the area is substantially addressing the need for housing in the city for persons of lower income; or

(ii) There is no need for housing in the city for persons of lower income.

(2) As used in this section, “need” means the condition described in ORS 456.085.

(3) Nothing in this section shall prevent units of local government from entering into intergovernmental agreements pursuant to ORS 190.003 to 190.130 for the purpose of:

(a) Establishing areas of operation which are different from the areas specified in this section, including agreements which utilize an urban growth boundary to allocate areas of operation between the housing authorities of a city and a county.

(b) Permitting a specific housing program or portion of a program to be operated in areas within the corporate limits of a city by an existing housing authority of a county or some other city. [Amended by 1973 c.672 §2; 1977 c.667 §1; 1995 c.445 §14; 2003 c.14 §287]

456.065 Definition of “housing project.” (1) As used in this section:

(a) “Community services” means services provided by public or private nonprofit organizations or service agencies that may include, but are not limited to, child care, early childhood education, health, human resources, information and referral services, basic life skills and adult literacy classes, support services designed to improve self-sufficiency and recreational programs.

(b) “Community services facilities” includes, but is not limited to, all buildings, grounds or other real or personal property necessary to provide a public benefit, appurtenances that are

necessary, convenient or desirable, streets, sewers, water service and other utilities, parks and gardens.

(2) As used in the Housing Authorities Law, unless the context requires otherwise, “housing project” means any work or undertaking:

(a) To provide decent, safe and sanitary urban or rural housing for persons or families of lower income. A work or undertaking described in this paragraph may include buildings, land, equipment, facilities and other real or personal property for necessary, convenient or desirable appurtenances, streets, sewers, water service and other utilities, parks, site preparation, gardening, administrative, community services, leased commercial facilities consistent with mixed residential and commercial communities, health, recreational, educational, welfare or other purposes authorized under ORS 456.055 to 456.235.

(b) To provide community services facilities for the benefit of the health, recreation, education, culture and welfare of the entire community, without regard to the economic status of the persons or families who may utilize the facilities.

(c) To demolish, clear or remove buildings from any blighted area. A work or an undertaking described in this paragraph may embrace the adaptation of the area to public purposes, including housing, parks, community services facilities or other recreational, educational, cultural or community purposes.

(d) To accomplish a combination of the projects described in paragraphs (a), (b) and (c) of this subsection, or accomplish the planning of the buildings and improvements, the acquisition of property, the demolition of existing structures, the construction, reconstruction, alteration and repair of the improvements and all other work in connection with those projects.

(e) To provide management, administration and contract services between the housing authority and owners of decent, safe and sanitary housing for the purpose of providing affordable housing to persons of eligible income. [Amended by 1973 c.672 §3; 1977 c.667 §2; 1989 c.874 §2; 1993 c.125 §1; 1995 c.79 §236; 1995 c.445 §3; 1997 c.406 §1; 2007 c.606 §6]

456.070 Declaration of necessity for establishment of housing authorities. It hereby is declared:

(1) That there exists in this state a need for an increase in affordable housing for persons or families of lower income.

(2) That it is a goal of this state to increase the availability of affordable housing for persons and families of lower income.

(3) That there is a necessity in the public interest for the Housing Authorities Law. [Amended by 1973 c.672 §4; 1995 c.445 §4]

456.075 Housing authorities created; declaration of need required before housing authority may function. In each city, as defined in ORS 456.055, and county there hereby is created a public body corporate and politic to be known as the “housing authority” of the city or county. However, the housing authority shall not transact any business or exercise its powers until or unless the governing body of the city or the county, by proper resolution, declares that there is need for an authority to function in such city or county. The governing body of the city or the county shall also elect to have the powers of a housing authority exercised in any one of the two ways provided in ORS 456.095 (1). [Amended by 1969 c.630 §2; 1975 c.322 §1]

456.080 Determination of need for housing authority. (1) The determination whether there is a need for a housing authority to function in a city or county may be made either by election as provided in this section or by the governing body of a city or county on its own motion. The governing body of the city or county shall order the election when a petition is filed as provided in this section.

(2) A petition under this section must state that there is a need for a housing authority to function.

(3) Except as provided in subsections (4) and (5) of this section, the requirements for preparing, circulating and filing a petition under this section shall be as provided for an initiative petition:

(a) In the case of a county, in **ORS 250.165** to **250.235**.

(b) In the case of a city, in ORS 250.265 to 250.346.

(4) Notwithstanding ORS 250.325, a city governing body shall submit the question to the electors without first considering its adoption or rejection.

(5) If ORS 250.155 makes ORS 250.165 to 250.235 inapplicable to a county or if ORS 250.255 makes ORS 250.265 to 250.346 inapplicable to a city, the requirements for preparing, circulating and filing a petition under this section shall be as provided for an initiative petition under the county or city charter or an ordinance adopted under the county or city charter.

(6) An election under this section shall be conducted under ORS chapters 246 to 260, and:

(a) In the case of a city, must be held on a date specified in ORS 221.230.

(b) In the case of a county, must be held on a date specified in ORS 203.085.

(7) If the electors voting at the election favor the functioning of the housing authority, the governing body shall declare that there is need for such housing authority to function.

(8) The question of need shall not again be submitted at any election within one year immediately following the election at which the question was voted upon. [Amended by 1983 c.350 §275]

456.085 Adopting resolution declaring need for authority. The governing body shall adopt a resolution declaring that there is need for a housing authority in the city or county, if it finds that there exists a need for additional safe, decent and sanitary affordable housing for persons or families of lower income. [Amended by 1973 c.672 §5; 1995 c.445 §5]

456.090 Sufficiency of resolution; copy as evidence. (1) In any suit, action or proceeding involving the validity or enforcement of or relating to any contract of authority, the authority is conclusively deemed to have become established and authorized to transact business and exercise its powers upon proof of the adoption of a resolution by the governing body declaring the need for the authority. The resolution is deemed sufficient if it declares that there is a need for an authority and finds that the condition described in ORS 456.085 exists in the city or county, in substantially the terms used in that subsection, no further detail being necessary.

(2) A copy of such resolution duly certified by the clerk shall be admissible in evidence in any suit, action or proceeding. [Amended by 1995 c.445 §15]

456.095 Appointment and qualification of commissioners of housing authorities. (1) When the governing body of a city or county adopts a resolution pursuant to ORS 456.085, the governing body may then elect to have the powers of a housing authority under ORS 456.055 to 456.235 exercised in any of the following ways:

(a) Appointing by resolution, a commission composed of five, seven or nine persons.

(b) Declaring, by resolution, that the governing body, itself, shall exercise the powers of a housing authority under ORS 456.055 to 456.235. A governing body that exercises the powers of a housing authority may appoint at least one but not more than two additional commissioners for the housing authority. An appointed commissioner has the same authority as other housing authority commissioners, but may not exercise any powers of the governing body. At least one appointed commissioner must be a resident who receives direct assistance from the housing authority. The second appointed commissioner, if any, at a minimum must live within the jurisdiction of the authority. An appointed commissioner serves a term of office equal in length to the terms of office for governing body members, but not more than four years. An appointed commissioner may be removed only for cause as described in ORS 456.110 or if the commissioner ceases to meet the requirements for being an appointed commissioner. In the event that a housing authority commission consisting of the governing body of a city and one or more appointed commissioners has an even number of members, the mayor must be included as a member of the commission for the housing authority. An act of a governing body exercising the powers of a housing authority is an act of the commission for the housing authority only and not of the governing body.

(2) When the governing bodies of two or more authorities join and cooperate with one another and create a regional authority to exercise all the powers conferred by the Housing Authorities Law, as authorized by ORS 456.140, the governing bodies of the cooperating cities and counties shall by resolution appoint a commission for the regional authority consisting of nine persons. The cooperating cities and counties shall each appoint an equal number of the nine commissioners. If nine divided by the number of joining or cooperating cities and counties produces a fraction, then the commissioners appointed by such cities and counties shall appoint one commissioner so that nine commissioners in all are appointed. The nine commissioners appointed by or on behalf of cities or counties may appoint at least one but not more than two additional commissioners for the housing authority. At least one additional commissioner must be a resident who receives direct assistance from the housing authority. The second additional commissioner, if any, at a minimum must live within the jurisdiction of the authority. The term of office for an additional commissioner is equal to the term of office for a commissioner appointed by or on behalf of cities or counties. An additional commissioner may be removed only for cause as described under ORS 456.110 or if the person ceases to meet the requirements for being an additional commissioner.

(3) A commissioner of an authority may not be an officer or employee of any city or county for which the authority is created, unless the commissioner is a member of the governing body or one of the governing bodies.

(4) Persons appointed to the commission shall include a variety of occupations. At least one commissioner, but not more than two commissioners, appointed under subsection (1)(a) of this section must be a resident who receives direct assistance from the housing authority.

(5) A governing body shall adopt a resolution for the appointment or reappointment of a commissioner. A governing body resolution is conclusive evidence that the commissioner was properly appointed. [Amended by 1969 c.630 §3; 1971 c.592 §1; 1973 c.672 §6; 1975 c.335 §1; 2001 c.547 §3; 2007 c.606 §7; 2019 c.625 §69]

456.100 Terms and compensation of commissioners. (1) The commissioners of a five-member authority who are first appointed shall serve terms as follows:

- (a) One commissioner shall be appointed for a term of one year.
- (b) One commissioner shall be appointed for a term of two years.
- (c) One commissioner shall be appointed for a term of three years.
- (d) Two commissioners shall be appointed for terms of four years.

(2) The commissioners of a seven-member authority who are first appointed shall serve terms as follows:

- (a) One commissioner shall be appointed for a term of one year.
- (b) Two commissioners shall be appointed for terms of two years.
- (c) Two commissioners shall be appointed for terms of three years.
- (d) Two commissioners shall be appointed for terms of four years.

(3) The commissioners of a nine-member authority who are first appointed shall serve terms as follows:

- (a) Two commissioners shall be appointed for terms of one year.
- (b) Two commissioners shall be appointed for terms of two years.
- (c) Two commissioners shall be appointed for terms of three years.
- (d) Three commissioners shall be appointed for terms of four years.

(4) Thereafter, commissioners shall be appointed by resolution in the same manner as their original appointment for a term of office of four years except that all vacancies shall be filled for the unexpired term. A commissioner shall hold office until a successor has been appointed and qualified.

(5) A commissioner shall receive no compensation for services, but shall be entitled to the necessary expenses, including traveling expenses, incurred in the discharge of the duties of the commissioner. [Amended by 1973 c.672 §7; 2001 c.547 §4]

456.105 Organization; officers; quorum; employees; legal services. (1) A majority of the commissioners of an authority shall constitute a quorum of the authority for the purpose of conducting its business and exercising its powers and for all other purposes.

(2) Except as otherwise provided in the Housing Authorities Law, action may be taken by the authority upon a vote of a majority of the commissioners present, a quorum being present, unless the bylaws of the authority require a larger number.

(3) The authority shall select a chairperson and vice chairperson from among its commissioners.

(4) An authority may employ a secretary (who shall be executive director), technical experts and such other officers, agents and employees, permanent and temporary, as it requires. It shall determine their qualifications, duties and compensation.

(5) For such legal services as it requires, an authority may, if it is not a regional authority, call upon the chief law officer of the city or the county or it may employ its own counsel and legal staff. [Amended by 1973 c.672 §8]

456.110 Removal of commissioner. For inefficiency or neglect of duty or misconduct in office, a commissioner of an authority appointed pursuant to ORS 456.095 (1) or (2) may be removed by the mayor or, in the case of an authority for a county, by the governing body of the county or, in the case of a regional authority, by the appointing authority for the commissioner. This section does not allow the removal of a member of a governing body exercising power as a housing authority. A commissioner shall not be removed until after the commissioner has been given a copy of the charges at least 10 days prior to the hearing thereon and had an opportunity

to be heard in person or by counsel. In the event of the removal of any commissioner, a record of the proceedings, together with the charges and findings thereon, shall be filed in the office of the clerk for each city and county in the authority. [Amended by 1969 c.630 §4; 1973 c.672 §9; 2001 c.547 §5]

456.115 Commissioners and employees may not have interest in project other than as tenant; disclosure of interest; duty to act as prudent person. (1) No commissioner or employee of an authority shall acquire any interest in any housing project or in any property included or planned to be included in any project, nor shall the commissioner or employee of an authority have an interest except as a tenant in any contract or proposed contract for materials or services to be furnished or used in connection with any housing project.

(2) For the purposes of subsection (1) of this section, the leasehold interest of a tenant appointed to the board or commission under ORS 456.095 shall not be considered an interest in a project, property or contract if the leasehold interest is granted on the same basis and is subject to the same terms and conditions as other leasehold interests of other tenants of the authority. A tenant-commissioner shall refrain from voting on any action that affects the individual interest of the tenant-commissioner as distinguished from the interests of tenants as a class.

(3) If any commissioner or employee of an authority owns or controls an interest in any property included or planned to be included in any housing project, the commissioner or employee immediately shall disclose the same in writing to the authority. Such disclosure shall be entered upon the minutes of the authority. Failure so to disclose such interest shall constitute misconduct in office.

(4) A commissioner shall discharge the commissioner's duties with the care, skill, prudence and diligence under the circumstances then prevailing that a prudent person acting in a like capacity and familiar with such matters would use in the conduct of an enterprise of a like character. [Amended by 1975 c.335 §2; 1995 c.483 §1]

456.118 Prohibition against using term; enjoining violations. No person other than a housing authority created under ORS 456.055 to 456.235 may use the term "housing authority" or a variation of the term "housing authority" in the corporate or other business name or title of the person. Any housing authority may bring a civil suit to enjoin a violation of this section, regardless of whether the housing authority shows that the authority will suffer damage from the violation. [2007 c.606 §3]

456.120 Powers of housing authority as public corporation. A housing authority shall constitute a public body corporate and politic, exercising public and essential governmental functions, and having all the powers necessary or convenient to carry out and effectuate the purposes of the Housing Authorities Law. These powers shall be vested in the commissioners of the authority and shall include the following in addition to others granted in the Housing Authorities Law:

- (1) To sue and be sued.
- (2) To have a seal and to alter the same at pleasure.
- (3) To have perpetual succession.
- (4) To make and execute contracts and other instruments necessary or convenient to the exercise of the powers of the authority.

(5) To make and from time to time amend and repeal bylaws, rules and regulations, not inconsistent with the Housing Authorities Law, to carry into effect the powers and purposes of the authority.

(6) To arrange or contract for the furnishing by any person or agency, public or private, of services, privileges, works or facilities for, or in connection with, a housing project or the occupants thereof.

(7) Notwithstanding any laws to the contrary, to include in any contract let in connection with a project, stipulations requiring that the contractor and any subcontractors comply with requirements as to minimum wages and maximum hours of labor, and comply with any conditions which the federal government attaches to its financial aid of the project.

(8) To lease or rent any housing, lands, buildings, structures or facilities embraced in any housing project and, subject to the limitations of the Housing Authorities Law, to establish and revise the rents or charges therefor.

(9) To own, hold and improve real or personal property.

(10) To purchase, buy on contract, exchange, lease, lease back, obtain options upon, acquire by gift, grant, bequest, devise or otherwise any real or personal property or any interest therein and to give its mortgage or trust deed covering any real property or security agreement covering any personal property or any interest in either.

(11) To sell, mortgage, lease, rent, exchange, transfer, assign, pledge or otherwise dispose of any real or personal property or any interest therein.

(12) To insure or provide for the insurance of any real or personal property or operations of the authority against any risks or hazards.

(13) To procure insurance or guarantees from the federal government of the payment of any debts or parts thereof, whether or not incurred by said authority, secured by mortgages on any property included in any of its housing projects.

(14) To invest any funds held in reserves or sinking funds, or any funds not required for immediate disbursement, in property or any investment in which an Oregon city may legally invest surplus funds, and, in addition, to invest bond proceeds and amounts held in bond payment, reserve and proceeds accounts in investment agreements that:

(a) Produce a guaranteed rate of return;

(b) Are fully collateralized by direct obligations of, or obligations guaranteed by, the United States; and

(c) Require that the collateral be held by the authority, an agent of the authority or a third-party safekeeping agent.

(15) To purchase its bonds at a price not more than the principal amount thereof and accrued interest, all bonds so purchased to be canceled.

(16) To exercise all or any part or combination of powers granted in the Housing Authorities Law.

(17) To borrow money pursuant to ORS 456.055 to 456.235 or as otherwise allowed and accept advances, loans or grants or any other form of financial assistance or any combination of these forms of assistance from the federal government, state, county or other public body, or from any sources, public or private, for the purpose of undertaking and carrying out housing projects.

(18) To enter in a partnership agreement with or loan money to an individual, partnership, corporation or other association to finance, plan, undertake, construct, acquire, manage or operate a housing project.

(19) To finance, develop, own, operate or manage a mixed income housing project that meets the following requirements:

(a) No fewer than 20 percent of the units in the project so financed shall be rented to households with incomes of 50 percent or less of area median income;

(b) No fewer than 40 percent of the units in the project so financed shall be rented to households with incomes of 60 percent or less of area median income; or

(c) The minimum requirements imposed by any federal tax law that is applicable to the project.

(20) To form, finance and have a nonstock interest in, and to manage or operate, partnerships, nonprofit corporations and limited liability companies in order to further the purposes of the housing authority. [Amended by 1987 c.821 §2; 1989 c.874 §3; 1991 c.600 §1; 1995 c.79 §237; 1995 c.445 §6; 1995 c.483 §2; 2007 c.606 §8]

456.122 Inapplicability of laws relating to other public bodies. Unless specifically provided, no law with respect to the acquisition, operation or disposition of property by other public bodies applies to a housing authority.

456.125 Research, planning, construction and operation of housing projects. Within its area of operation, a housing authority may:

(1) Investigate into living, dwelling and housing conditions and into the means and methods of improving such conditions by either the housing authority or the private market.

(2) Determine where blighted areas exist or where there is a shortage of decent, safe and sanitary housing for persons or families of lower income.

(3) Make studies and recommendations relating to the problem of clearing, replanning and reconstructing blighted areas to provide affordable housing and the problem of providing housing for persons or families of lower income. An authority is encouraged to cooperate with the private market and the city, county or state or any of their political subdivisions in action taken in connection with identifying and solving such problems.

(4) Engage in research, studies and experimentation on the subject of housing.

(5) Prepare, carry out, acquire, lease and operate housing projects.

(6) Provide for the construction, reconstruction, improvement, alteration or repair of any housing project or any part thereof. [Amended by 1973 c.672 §10; 1995 c.445 §7; 2007 c.606 §9]

456.128 Housing authority intellectual property. (1) As used in this section:

(a) “Housing authority” means a housing authority created under ORS 456.075. “Housing authority” includes a person exercising delegated powers and duties under ORS 456.135, a local government electing under ORS 456.095 to have the powers of a housing authority and a body to which powers and authority are transferred under ORS 456.233.

(b) “Intellectual property” and “person” have the meanings given those terms in ORS 456.562.

(2) Subject to any superior patent rights or copyrights, a housing authority may license, share or otherwise provide for the use by a person of intellectual property acquired or developed by the authority. Except as provided in this subsection, the housing authority may charge fees for licensing, sharing or otherwise providing for the use of the intellectual property. The housing authority may not charge a fee under this subsection to a federal, state or local government body.

(3) A housing authority may take actions that the authority deems necessary and appropriate to carry out this section, including but not limited to applying for patents or copyright registration to perfect or preserve the authority's rights in intellectual property. [2003 c.605 §2]

Note: 456.128 was enacted into law by the Legislative Assembly but was not added to or made a part of ORS chapter 456 or any series therein by legislative action. See Preface to Oregon Revised Statutes for further explanation.

456.130 Investigations, hearings and recommendations of authority. Any authority, acting through one or more commissioners or other persons designated by the authority, may:

(1) Conduct examinations and investigations and hear testimony and take proof under oath at private or public hearings on any matter material for its information.

(2) Administer oaths, issue subpoenas requiring the attendance of witnesses or the production of books and papers and issue commissions for the examination of witnesses who are outside the state or unable to attend before the authority or excused from attendance.

(3) Make available to appropriate agencies, including those charged with the duty of abating or requiring the correction of nuisances or like conditions, or of demolishing unsafe or insanitary structures within the area of operation, its findings and recommendations with regard to any buildings or property where conditions exist which are dangerous to the public health, morals, safety or welfare.

456.135 Delegation of powers or duties. An authority may delegate to one or more of its agents or employees such powers or duties as it deems proper.

456.140 Joinder or cooperation of authorities. Any two or more authorities may join or cooperate with one another in the exercise of any or all of the powers conferred by the Housing Authorities Law for the purpose of financing, planning, undertaking, constructing or operating a housing project or projects located within the area of operation of one or more of the authorities.

456.145 Eminent domain. (1) An authority may acquire, by the exercise of the power of eminent domain, any real property which it deems necessary for its purposes after adoption by it of a resolution declaring that the acquisition of the real property described therein is necessary for such purposes. An authority may exercise the power of eminent domain in the manner provided for in the laws of this state for the condemnation of lands or rights of way by public or quasi-public corporations for public use or for corporate purposes; or in the manner provided by law for the appropriation of real property, or rights therein or thereto, by private corporations; or in the manner provided by any other applicable statutory provisions for the exercise of the power of eminent domain.

(2) Property already devoted to a public use may be acquired in like manner, but no real property belonging to the city, the county, the state or any political subdivision thereof may be acquired without its consent.

456.150 Housing projects subject to local laws; consideration of other programs. (1) All housing projects of an authority shall be subject to the planning, zoning, sanitary and building laws, ordinances and regulations applicable to the locality in which the housing project is situated.

(2) In the planning and location of any housing project, an authority shall take into consideration the relationship of the project to any larger plan or long-range program for the development of the area in which the housing authority functions.

456.153 Involvement in mixed income housing project. A housing authority may finance, develop, own, manage or operate a mixed income housing project if:

(1) The housing authority determines that a substantial number of persons of eligible income in the area served by the authority cannot obtain housing for 30 percent or less of their income.

(2) Based on the determination under subsection (1) of this section, the housing authority adopts a resolution declaring the need for additional housing for persons or families of lower income that can be addressed by the authority financing, developing, owning, managing or operating a mixed income housing project. [1995 c.445 §9; 2007 c.606 §10]

456.155 Policy regarding profit from projects; reserves. (1) It hereby is declared to be the policy of this state that:

(a) Each housing authority shall manage and operate its housing projects in an efficient and cost-effective manner so as to enable it to set the rents for housing units at the lowest possible rates consistent with providing decent, safe and sanitary housing and fulfilling the unmet need of affordable housing for persons or families of lower income.

(b) No housing authority shall construct or operate any such housing for profit, or as a source of revenue to a city or a county.

(2) Notwithstanding any provisions of this section to the contrary, a housing authority may establish and maintain reasonable reserves for the purpose of providing additional housing projects that the authority owns or manages and otherwise administering its programs pursuant to this chapter. [Amended by 1977 c.343 §1; 1989 c.874 §4; 1995 c.445 §10]

456.160 Limitations as to rentals. In the operation or management of housing projects, a housing authority shall at all times observe the following duties with respect to rentals and tenant selection:

(1) A housing authority may rent or lease the housing only to persons of eligible income, except:

(a) If the authority owns, operates or manages the housing and a substantial number of the housing units are required to be rented or leased to persons of eligible income; or

(b) If the authority acquires an existing housing unit that houses a tenant not of eligible income, the tenant may remain in the unit at the discretion of the authority, unless the tenant is determined ineligible for reasons other than income qualification.

(2) A housing authority may rent or lease the housing at rents no higher than will provide revenue sufficient to give financial stability to the housing authority. This limitation does not apply to housing units that are owned, operated or managed as described in subsection (1) of this section if the units are not occupied by families receiving assistance from an authority.

[Amended by 1973 c.672 §11; 1977 c.667 §3; 1987 c.821 §3; 1995 c.445 §11; 2007 c.606 §11]

456.165 Vested rights of creditors not affected by restrictions of ORS 456.155 and 456.160. ORS 456.155 and 456.160 do not limit the power of an authority to vest in an obligee the right, in the event of a default by the authority, to take possession of a housing project or

cause the appointment of a receiver thereof or acquire title thereto through foreclosure proceedings, free from all the restrictions imposed by those sections.

456.170 [Amended by 1973 c.672 §12; repealed by 2007 c.606 §13]

456.171 Independent audit of authority. At least once each year, a housing authority shall procure an independent audit of authority finances and activities for the preceding year, make the audit available for inspection by the public and provide a copy of the audit to each governing body that appoints the housing authority commissioners. [2007 c.606 §2]

456.175 Issuance of bonds; means for payment. An authority may issue bonds from time to time in its discretion upon the resolution adopted by a majority vote of the commissioners for any of its corporate purposes. An authority may also issue refunding and advance refunding bonds for the purpose of paying or retiring bonds previously issued by it. [Amended by 1989 c.874 §5]

456.180 Liability on bonds; debt limitation. (1) Neither the commissioners of an authority nor any person executing the bonds shall be liable personally on the bonds by reason of the issuance thereof.

(2) The bonds and other obligations of an authority shall not be a debt of the city, the county, the state or any political subdivision thereof, and the bonds and obligations shall so state on their face. Neither the city, the county, nor the state or any political subdivision thereof shall be liable thereon. Nor, in any event, shall such bonds or obligations be payable out of any funds or properties other than those of the authority.

(3) The bonds shall not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

456.185 Issuance of bonds. Bonds of an authority must be authorized by its resolution adopted by a vote of a majority of the commissioners, must be issued as prescribed in ORS chapter 287A and are not subject to the requirements of ORS 287A.150. [Amended by 1969 c.694 §13; 1973 c.672 §13; 1977 c.188 §5; 1981 c.94 §42; 1989 c.874 §8; 2001 c.215 §11; 2007 c.783 §193]

456.190 Presumption of validity of bond. In any suit, action or proceedings involving the validity or enforceability of any bond of an authority or the security therefor, any bond reciting in substance that it has been issued by the authority to aid in financing a housing project to provide housing for persons or families of lower income is conclusively deemed to have been issued for a housing project of such character and said project is conclusively deemed to have been planned, located and constructed in accordance with the Housing Authorities Law. [Amended by 1973 c.672 §14; 1995 c.445 §12; 2007 c.783 §194]

456.195 [Repealed by 1989 c.874 §9]

456.197 [1969 c.694 §15; 1973 c.672 §15; repealed by 1989 c.874 §9]

456.200 Powers of authority in securing payment of bonds or lease obligations. In connection with the issuance of bonds or the incurring of obligations and in order to secure the payment of such bonds or obligations, an authority may:

(1) Pledge all or any part of its gross or net rents, fees or revenues to which its right then exists or thereafter comes into existence.

(2) Mortgage its real or personal property, then owned or thereafter acquired.

(3) Covenant against pledging all or any part of its rents, fees and revenues, or against mortgaging all or any part of its real or personal property to which its right or title then exists or may thereafter come into existence or against permitting or suffering any lien on such revenues or property.

(4) Covenant with respect to limitations on its right to sell, lease or otherwise dispose of any housing project or any part thereof.

(5) Covenant as to what other or additional debts or obligations may be incurred by it.

(6) Covenant as to the bonds to be issued and as to the issuance of such bonds in escrow or otherwise, and as to the use and disposition of the proceeds thereof.

(7) Provide for the replacement of lost, destroyed or mutilated bonds.

(8) Covenant against extending the time for the payment of its bonds or interest thereon.

(9) Redeem the bonds and covenant for their redemption and provide the terms and conditions thereof.

(10) Covenant, subject to the limitations of the Housing Authorities Law, as to the rents and fees to be charged in the operation of a housing project or projects, the amount to be raised each year or other period of time by rents, fees and other revenues, and as to the use and disposition to be made thereof.

(11) Create or authorize the creation of special funds for moneys held for construction or operating costs, debt service, reserves or other purposes, and covenant as to the use and disposition of the moneys held in such funds.

(12) Prescribe the procedure, if any, by which the terms of any contract with bondholders may be amended or abrogated, the amount of bonds the holders of which must consent thereto and the manner in which such consent may be given.

(13) Covenant as to the use, maintenance and replacement of its real and personal property, the insurance to be carried thereon and the use and disposition of insurance moneys.

(14) Covenant as to the rights, liabilities, powers and duties arising upon the breach by it of any covenant, condition or obligation.

(15) Covenant and prescribe as to events of default and terms and conditions upon which any or all of its bonds or obligations become or may be declared due before maturity, and as to the terms and conditions upon which such declaration and its consequences may be waived.

(16) Vest in a trustee or trustees or the holders of bonds or any proportion of them the right to enforce the payment of the bonds or any covenants securing or relating to the bonds.

(17) Vest in a trustee or trustees the right, in the event of a default by said authority, to take possession and use, operate and manage any housing project or part thereof, and to collect the rents and revenues arising therefrom and to dispose of such moneys in accordance with the agreement of the authority with said trustee.

(18) Provide for the powers and duties of a trustee or trustees and to limit their liabilities.

(19) Provide the terms and conditions upon which the trustee or trustees or the holders of bonds or any proportion of them may enforce any covenant or rights securing or relating to the bonds.

(20) Exercise all or any part or combination of the powers granted in this section.

(21) Make covenants other than and in addition to the covenants expressly authorized in this section, of like or different character.

(22) Make any covenants and do any acts and things necessary or convenient or desirable in order to secure its bonds, or, in the absolute discretion of said authority, tending to make the bonds more marketable although the covenants, acts or things are not enumerated in this section.

(23) Purchase letters of credit, bond insurance or any other credit enhancement device that would establish or increase marketability of its bonds.

(24) Pay its obligations with income, revenues or loan repayments of the housing project financed with the proceeds of such obligations, or with such proceeds together with a grant from the federal government or this state in aid of such project. [Amended by 1987 c.821 §5; 1989 c.874 §6; 1991 c.600 §2]

456.202 Short-term bond anticipation notes. (1) An authority shall have the power to borrow money for the purposes for which its bonds are to be issued in anticipation of the receipt of proceeds of the sale of such bonds and within the authorized maximum of such bond issue.

(2) Bond anticipation notes shall be issued for all moneys borrowed under the provisions of this section. Such notes may be issued for a period not exceeding one year and may be renewed from time to time for periods not exceeding one year, but each such note, including renewals, shall mature and be paid not later than five years after the date on which the original note was issued. Such notes shall be authorized by resolution of the authority, adopted by a majority of the commissioners, and shall be in such denomination or denominations, shall bear interest at such rate or rates, shall be in such form, and shall be executed in such manner, all as a majority of the commissioners shall prescribe. Such notes may be sold at public or private sale in the manner and at such price or prices or for such other consideration, including real or personal property, as the authority shall determine, provided that if such notes be renewal notes, they may be exchanged for notes then outstanding on such terms as the authority shall determine. [1977 c.342 §2]

456.205 Enforcing rights of obligee of an authority. An obligee of an authority, in addition to all other rights conferred on the obligee, subject only to any contractual restrictions binding upon the obligee, may:

(1) By mandamus or other action or proceeding for legal or equitable remedies, compel the authority and its commissioners, officers, agents or employees to perform each and every term, provision and covenant contained in any contract of the authority with or for the benefit of such obligee, and require the carrying out of all covenants and agreements of the authority and the fulfillment of all duties imposed upon the authority by the Housing Authorities Law.

(2) By action or proceeding, enjoin any acts or things which may be unlawful, or the violation of any rights of the obligee. [Amended by 1979 c.284 §149]

456.210 Power of authority to confer additional rights upon obligee. An authority, by its resolution, trust indenture, mortgage, lease or other contract, may confer upon any obligee holding or representing a specified amount in bonds, or holding a lease, the right, in addition to all rights that may otherwise be conferred, upon the happening of an event of default as defined in such resolution or instrument, by suit, action or proceeding in any court of competent jurisdiction:

(1) To cause possession of any housing project or any part thereof to be surrendered to an obligee.

(2) To obtain the appointment of a receiver of any housing project of the authority or any part thereof and of the rents and profits therefrom. If a receiver is appointed, the receiver may enter and take possession of the housing project or any part thereof and operate and maintain it and collect and receive all fees, rents, revenues or other charges thereafter arising therefrom, and shall keep such moneys in separate accounts and apply them in accordance with the obligations of the authority as the court directs.

(3) To require the authority and its commissioners to account as if it and they were the trustees of an express trust.

456.215 Financial aid and cooperation of federal government. (1) An authority may:

(a) Borrow money or accept grants or other financial assistance from the federal government for or in aid of any housing project within its area of operation.

(b) Take over or lease or manage any housing project or undertaking constructed or owned by the federal government.

(c) Comply with such conditions and enter into such mortgages, trust indentures, leases or agreements as may be necessary, convenient or desirable for the purposes of this subsection.

(2) It is the purpose and intent of the Housing Authorities Law to authorize every authority to do all things necessary or desirable to secure the financial aid or cooperation of the federal government in the undertaking, construction, maintenance or operation of any housing project by such authority.

456.220 Exemption of property from process or judgment lien. All real property of an authority is exempt from levy and sale by virtue of an execution. No execution or other judicial process shall issue against such property nor shall any judgment against an authority be a charge or lien upon its real property. However, this section does not apply to or limit the right of obligees to foreclose or otherwise enforce any mortgage of an authority or the right of obligees to pursue any remedies for the enforcement of any pledge or lien given by an authority on its rents, fees or revenues.

456.225 [Amended by 1991 c.851 §1; 1995 c.445 §13; 1997 c.406 §2; renumbered 307.092 in 2003]

456.230 Bonds and income therefrom exempt from personal income taxes. Bonds of an authority are declared to be issued for an essential public and governmental purpose and to be public instrumentalities. The bonds, together with interest thereon and income therefrom, are exempt from personal income taxes under ORS chapter 316. [Amended by 2007 c.783 §195]

456.233 Transfer of housing authority from governing body to separate board. If, pursuant to ORS 456.055 to 456.235, the governing body in a city or a county has declared, by resolution, that the governing body itself shall exercise the powers of a housing authority under ORS 456.055 to 456.235, the governing body may thereafter, by resolution, elect to transfer the powers and the authority to act as the housing authority to any other body which may be designated under ORS 456.055 to 456.235 to exercise such powers. The governing body of the city or county may, by resolution, transfer the powers and authority to act as the housing

authority to itself. All duties and obligations of the governing body as the housing authority of the municipality shall thereafter be assumed and performed by the body to which such powers and authority are transferred. [1969 c.630 §1; 1975 c.322 §2; 1979 c.621 §17; 2019 c.625 §70]

456.235 Dissolution of housing authorities. (1) A housing authority may be dissolved upon a majority vote of its commissioners at any regular or special meeting of the commission whereof all the members of the commission have been notified. Except with the consent of the obligees of the housing authority to dissolution, no authority having outstanding bonds or indebtedness shall be dissolved unless the assets of the authority are sufficient to pay such bonds and indebtedness. A copy of the order or resolution of dissolution shall be filed with the clerk of the city or the county, as the case may be.

(2) Upon dissolution of an authority, the property and assets thereof not required for the liquidation of indebtedness of the authority shall vest in or be paid over to the city or the county for which the authority was created or, where a regional authority is dissolved, be paid over to the cities and counties in the authority in proportion to the population within each cooperating city and county according to the most recent determination under ORS 190.510 to 190.610; provided, that if the housing project be located within an incorporated city, then such property and assets shall be paid over and delivered to such city, even though the authority may have been created by a county. Any moneys so received by the clerk shall be credited to the general fund of the city or the county, as the case may be.

(3) After voting for dissolution the authority shall be dissolved for all purposes, excepting, there shall be allowed a period of not to exceed three years after said vote for the liquidation of indebtedness and final settlement of its affairs. [1953 c.716 §2; 1973 c.672 §16]

IN THE BOARD OF COMMISSIONERS OF THE
HOMES FOR GOOD HOUSING AGENCY, OF LANE COUNTY OREGON

ORDER 21-24-06-03H

In the Matter of Recommending a Homes for
Good Governance Structure Modification to
the Lane County Board of Commissioners

WHEREAS, Homes for Good Housing Agency is rapidly growing in complexity and size.

WHEREAS, Homes for Good growth necessitates a significant increase in time investment by the Homes for Good Governance Board members in support of regular Board meetings, sub-committee meetings, ad hoc committee meetings and community engagement on behalf of the organization.

WHEREAS, Homes for Good Governance Board members, who are also Lane County Commissioners, are challenged from a time investment perspective to significantly increase their time investment to the Homes for Good Governance Board activities.

WHEREAS, Homes for Good Governance Board membership would benefit from community leaders with a passion for expanding affordable housing opportunities informed by their expertise in real estate development, racial and social justice, public finance and other relevant experience.

WHEREAS, Homes for Good Administration and Lane County Administration have worked in partnership to determine that this recommendation for a governance structure change is timely, supportive to Homes for Good's continued organizational expansion and allowable under Oregon Revised Statutes Chapter 456.

WHEREAS, Homes for Good Governance Board held work sessions in April of 2021 and May of 2021 to discuss various options related to a possible governance structure change and to provide feedback to the Executive Director.

WHEREAS, Homes for Good's Executive Director is recommending a 9-member Governance Board comprised of two resident/participant Appointed Commissioners, two Lane County Commissioners and five Appointed Commissioners from the Community.

NOW IT IS THEREFORE ORDERED THAT: The Homes for Good Board of Commissioners is recommending that the Lane County Board of Commissioners approve the Homes for Good governance structure change as recommended by the Executive Director.

DATED this _____ day of _____, 2021

Chair, Homes for Good Board of Commissioners



BOARD OF COMMISSIONERS AGENDA ITEM

BOARD MEETING DATE: 06/24/2021

In the Matter of Authorizing the Executive Director or Executive Director Designee to Adopt and Ratify a Memorandum of Understanding with AFSCME Local 3267 Regarding Juneteenth and Indigenous Peoples Day as Agency Paid Holidays

DEPARTMENT: Human Resources

CONTACT : Bailey McEuen

EXT:

PRESENTER: Bailey McEuen

EXT:

ESTIMATED TIME : 10 Minutes

- ☒ **ORDER/RESOLUTION**
- ☐ **PUBLIC HEARING/ORDINANCE**
- ☐ **DISCUSSION OR PRESENTATION (NO ACTION)**
- ☐ **APPOINTMENTS**
- ☐ **REPORT**
- ☐ **PUBLIC COMMENT ANTICIPATED**

Approval Signature

EXECUTIVE DIRECTOR:

A handwritten signature in black ink, appearing to be "J. H.", is written over a horizontal line.

DATE: 6/17/21

LEGAL STAFF :

DATE:

MANAGEMENT STAFF:

DATE:



HOMES FOR GOOD MEMORANDUM

TO: Homes for Good Board of Commissioners

FROM: Bailey McEuen, Human Resources Director

AGENDA ITEM TITLE: **ORDER 21-24-06-04H// In the Matter of Authorizing the Executive Director or Executive Director Designee to Adopt and Ratify a Memorandum of Understanding with AFSCME Local 3267 Regarding Juneteenth and Indigenous Peoples Day as Agency Paid Holidays**

AGENDA DATE: June 24, 2021

I MOTION

It is moved that the Board authorize the Executive Director to execute a Memorandum of Understanding (MOU) between Homes for Good Housing Agency and AFSCME Local 3267 regarding changes to the Agency's paid holiday schedule, specifically related to the addition of Juneteenth and Indigenous People's Day.

II ISSUE

Homes for Good Board is being asked to extend the authority to the Executive Director to engage in a Memorandum of Understanding (MOU) with AFSCME Local 3267 regarding changes to the Agency's paid holiday schedule, which is a mandatory subject of bargaining.

III DISCUSSION

A. Background
Juneteenth is the annual observation recognizing the Emancipation Proclamation, which occurred on January 1, 1863, but all remaining enslaved people in Texas received the news on June 19, 1865. This day is also known as Freedom Day and Emancipation Day, and is heavily recognized in Black communities throughout the United States.

Juneteenth became a statewide holiday in the State of Oregon in 2001 when Clara Peoples and Woody Broadnax worked with Senator Avel Gordly to have Juneteenth recognized in Oregon as a statewide day of observance and declaration. More recently, the Oregon Senate unanimously agreed to officially recognize Juneteenth as a state holiday beginning in 2022 ([HB 2168](#)).

[HB 2526](#) also passed the Oregon Senate and was signed by Governor Kate Brown on June 1, 2021, officially recognizing the second Monday in October as Indigenous People's Day. Beginning with Monday October 11, 2021, Oregon will recognize that Christopher Columbus' "discovery" of the Americas is historically inaccurate and unworthy of celebration. Oregon will become the 11th state to formally recognize Indigenous People's Day, in replacement of Columbus Day.

Paid Agency holidays are mandatory subjects of bargaining, directly impacting the wages, hours and other terms & conditions of employment.

B. Analysis

Homes for Good is committed to deconstructing institutional and systemic racism within our workplace, our housing and our greater community. Members of the Black, Indigenous & People of Color (BIPOC) community of Lane County have experienced displacement due to gentrification, redlining, gaslighting, career suppression, police brutality, racial profiling, discrimination and psychological trauma caused by these experiences. We believe it is the responsibility of public Agencies to demonstrate that the BIPOC community is an integral part of our nation, our country and our community. We also believe that it is the responsibility of public Agencies to ensure the physical & emotional safety and the equitable treatment of the BIPOC members of our workforce and community.

In partnership with Union Leadership and our Equity Strategy Team (EST), Homes for Good proposes adding Juneteenth & Indigenous People's Day to the schedule of Paid Agency holidays in celebration of our BIPOC community, clients and employees.

C. Recommendation

Approval of the proposed motion, authorizing the Executive Director to engage in a Memorandum of Understanding (MOU) between Homes for Good and AFSCME Local 3267 regarding the addition of Juneteenth & Indigenous People's Day to the Agency's paid holiday schedule.

IV IMPLEMENTATION/FOLLOW-UP

Upon approval of the Order, a Memorandum of Understanding (MOU) will be executed as soon as possible.

V ATTACHMENTS

None

IN THE BOARD OF COMMISSIONERS OF THE
HOMES FOR GOOD HOUSING AGENCY, OF LANE COUNTY OREGON

ORDER 21-24-06-04H

In the Matter of Authorizing the Executive Director
or Executive Director Designee to Adopt and
Ratify a Memorandum of Understanding with
AFSCME Local 3267 Regarding Juneteenth and
Indigenous Peoples Day as Agency Paid Holidays

WHEREAS, Homes for Good is committed to deconstructing institutional and systemic racism within our workplace, our housing and our greater community.

WHEREAS, the Black, Indigenous & People of Color (BIPOC) community of Lane County have experienced displacement due to gentrification, redlining, gaslighting, career suppression, police brutality, racial profiling, discrimination, and the psychological trauma of these experiences.

WHEREAS, Homes for Good believes it is the responsibility of public agencies to demonstrate that the BIPOC community is an integral part of our nation, our county and our community.

WHEREAS, Homes for Good believes it is the responsibility of public agencies to ensure physical & emotional safety and the equitable treatment of the BIPOC members of our workforce and community.

WHEREAS, paid Agency holidays are mandatory subjects of bargaining.

NOW IT IS THEREFORE ORDERED THAT:

The Board authorize the Executive Director to execute a Memorandum of Understanding (MOU) between Homes for Good Housing Agency and AFSCME Local 3267 regarding changes to the Agency's paid holiday schedule, specifically related to the addition of Juneteenth and Indigenous People's Day.

DATED this _____ day of _____, 2021

Chair, Homes for Good Board of Commissioners