Status: Created

Streamlined Annual
PHA Plan
(HCV Only PHAs)

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

OMB No. 2577-0226 Expires 03/31/2024

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, including changes to these policies, 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. The Form HUD-50075-HCV is to be completed annually by HCV-Only PHAs. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

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 <u>both</u> the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, <u>or PHAS</u> if only administering public housing.
- (2) **Small PHA** A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 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 exceed 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.

PHA Information.						
PHA Name: Northeast Oregon Housing Authoric	<u>ity</u>	PHA Code: OR032				
PHA Plan for Fiscal Year Beginning: (MM/YYYY): 04/2025 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) 913 PHA Plan Submission Type: Annual Submission Revised Annual Submission Revised Annual Submission 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 the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.						
How the public can access this PHA Plan: Northeast Oregon Housing Authority's PHA Plan is posted on our website at: www.neoha.org and is also available in our main office located at 2608 May Lane, La Grande, OR 97850 PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)						
Participating PHAs PHA Code		Program(s) in the Consortia	Program(s) not in the	No. of Units in Each Program		
Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in	Each Program	

В.	Plan Elements.
B.1	Revision of Existing PHA Plan Elements. a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission? \[\begin{array}{c} \text{Y} \\ \text{N} \end{array} \text{Statement of Housing Needs and Strategy for Addressing Housing Needs.} \text{Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.} \text{Financial Resources.} \text{Financial Resources.} \text{V} \text{Determination.} \text{Operation and Management.} \text{Informal Review and Hearing Procedures.} \text{Homeownership Programs.} \text{V} \text{Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.} \text{Substantial Deviation.} \text{V} \text{Significant Amendment/Modification.} \end{array} \text{Significant Amendment, describe the revisions for each revised element(s):} \text{Operation and Management.} \text{Adopted Nan McKay revised Administrative Plan}
B.2	New Activities. (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Y N Project-Based Vouchers (b) If Project-Based Voucher (PBV) activities are planned for the current Fiscal Year, provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.
B.3	Progress Report. Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan. Union County: -Completed the development of an 82-unit affordable housing apartment project -Completed the development of a 10-unit Veterans Cottage complex -provide property management for the 10-unit Veterans Cottage complex Baker County: -Started construction on a 12-unit Veterans cottage complex The organization in accordance with the goals set forth from the previous 5-year plan has: -Provided 35 Project Based Vouchers to the new 82-unit affordable housing apartments -Partnered with Oregon Health Authority to provide 10-HOPWA vouchers for our 82-unit affordable housing apartments -Received and utilized 29 Emergency Housing Vouchers -Completed yearly Preventative Maintenance on all units -Maintained Memorandums of Understanding with the following agencies: Community Connections of Northeast Oregon, Shelter from the Storm and GOBHI -Participated in the Housing needs analysis for Baker County -Participated in the Northeast Oregon Housing Development Funding Forum for Wallowa County -Provided informational booths at the following fairs: -Hosted Housing Oregons Northeast Oregon Housing Summit Union County Fair, Baker County Miners Jubilee, Grant County Fair, Wallowa County FairReceived a Grant from Meyer-Memorial to fund a Housing Navigator for 2 years
B.4	Capital Improvements Not Applicable
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y ✓ N ◯ N/A ◯ (b) If yes, please describe: Please see attached Audit Corrective Action Plan
C.	Other Document and/or Certification Requirements.

Officials. tion 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.
non by state of Local Officials of 1114 I am Consistency with the Consolidated Flan, must be submitted by the F114 as an electronic attachment to the F114 Plan.
tification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.
PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed, must be submitted by the PHA as an electronic
ement of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response elements of the Plan? ents.
g Fair Housing (AFFH).
Housing (AFFH). A's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. als as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The he requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.
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(b) 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.

C.1

Resident Advisory Board (RAB) Comments.

(a) Did the RAB(s) have comments to the PHA Plan?

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