

HACSA MEMORANDUM

TO: HACSA Board of Commissioners
FROM: Dorothy Cummings, Administrative Services Director
AGENDA ITEM TITLE: ORDER/Resolution/In the Matter of Approving the Submission of the 5-Year and Annual Agency Plan for the Fiscal Year Beginning October 1, 2005
AGENDA DATE: July 13, 2005

I. MOTION

It is moved that the Order/Resolution be adopted approving the submission of the 5-Year and Annual Agency Plan for the fiscal year beginning October 1, 2005.

II. ISSUE

The 5-Year and 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/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 5-Year and Annual Plan to HUD.

This year's Plan includes a new 5-Year and Annual Plan. As in previous years, the focus of the Plan is to identify the programs and services provided under the Public Housing 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 Plan. In order to meet this requirement, the Agency began meeting with the Resident Board at the beginning of the year. Each month, the RAB was presented with various components of the Plan.

The Act also requires that the Agency's Plan is consistent with the Consolidated Plan (an inter-jurisdictional effort designed to address the needs of the community). This year the Agency participated on the committee that put together the new 5-Year Consolidated Plan for Eugene-

Springfield. 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.

As the lead agency of the Eugene/Springfield Consolidated Plan, Dennis Taylor, Eugene City Manager, has certified that our 5-Year Plan is consistent with the overall Eugene/Springfield Consolidated Plan.

HUD requires that housing authorities provide public notice of a 45-day comment period and a public hearing on the proposed plan. The Agency has met this requirement through public advertisement, resident meetings, and a public hearing. Throughout the comment period, the Plan and supporting documents have been available for public viewing at both Agency administration buildings and at each Public Housing development site.

This year the Agency received written comments from the RAB. They requested that the Agency pass those comments along to both the HACSA Board of Commissioners and HUD. The RAB is concerned that cutting funding and services to resident service programs will have a negative effect on their lives and their complexes. Because HUD is either cutting or reducing these programs, the Agency's new Plan does reflect a reduction in services in both the annual and 5-Year goals. For example, the goal to reduce crime in public housing has been deleted because HUD no longer funds the grant that allowed us to provide the measurable goals listed in previous years. To address these concerns the Agency is looking at ways to continue to provide an acceptable level service while HUD continues to cut our funding.

As HUD continues to make changes to the way the Section 8 Voucher program is funded, the Agency, thus far, has been able to minimize the impact on the community by making minor changes to the program. These changes have allowed us to maintain the same level of subsidy without reducing the payment standard or canceling contracts. The Agency remains committed to ensuring that we will be able to serve as many clients as our funding allows and we will continue looking at strategies to help overcome budget shortfalls.

The Agency is required to submit the Plan electronically to HUD no later than July 15, 2005. Along with the electronic submission, the Agency is required to submit to HUD the Board certification, and other required certifications.

C. Alternatives/Options

In order to receive subsequent HUD funding, the 5-Year and Agency Plan and the related certification must be submitted to HUD.

D. Recommendation

Approval of the proposed motion is recommended.

IV. IMPLEMENTATION/FOLLOW-UP

Upon approval by the Board, the Executive Director will submit the ORDER/Resolution and 5-Year and Annual Plan to HUD.

V. ATTACHMENT

Resident Advisory Board comments.

A copy of the 5-Year and Annual Agency Plan, including all attachments, is available for review in the office of the Management Services Supervisor.

Standard PHA Plan

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

PHA Certifications of Compliance

**PHA Certifications of Compliance with the PHA Plans and Related Regulations:
Board Resolution to Accompany the *Standard Annual, Standard 5-Year/Annual, and
Streamlined 5-Year/Annual PHA Plans***

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 Xstandard Annual, Xstandard 5-Year/Annual or streamlined 5-Year/Annual PHA Plan for the PHA fiscal year beginning 10/01/05 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 Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (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 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, identify any impediments to fair housing choice within those programs, address 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 maintain records reflecting these analyses and actions.
7. For PHA Plan that includes a policy for site based waiting lists:
 - The PHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIH Notice 99-2);
 - 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 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 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 has submitted with the Plan a certification with regard to a drug free workplace required by 24 CFR Part 24, Subpart F.
12. The PHA has submitted with the Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.

13. 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.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
16. 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.
17. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
19. 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) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).
20. 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.
21. 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.

HOUSING AND COMMUNITY
SERVICES AGENCY OF LANE COUNTY

OR006

PHA Name

PHA Number/HA Code

Standard PHA Plan for Fiscal Year: 20__

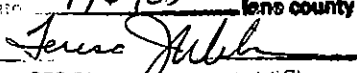
Standard Five-Year PHA Plan for Fiscal Years 2005 - 2009, including Annual Plan for FY 2005

Streamlined Five-Year PHA Plan for Fiscal Years 20__ - 20__, including Annual Plan for FY 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
X	

APPROVED AS TO FORM

Date: 7/6/05 lane county

 OFFICE OF _____

In the Matter of Approving the Submission of the Annual Agency Plan for the Fiscal Year beginning October 1, 2005

Comment regarding the HACSA Five Year Agency Plan

The Resident Advisory Board for HACSA requests that the following comment be submitted on the RAB's behalf.

Whereas: We, the Resident Advisory Board for HACSA represent the residents of Public and Assisted Housing in Lane County, Oregon, and

Whereas: We, as the RAB, understand that cutbacks in funding from HUD have caused HACSA to cut funding to Resident Services' programs and to the staffing for the Resident Services Coordinator position, we submit the following comment regarding these changes.

We, the RAB, believe that these forced cuts will significantly alter the quality of service that HACSA has preciously given to residents of their housing, and further, that this significantly changes the goals that HACSA has traditionally set for supporting and increasing the quality of life for residents. Resident Services staff have played a vital role in supporting resident participation in community events, in assisting residents to access community resources, and have been crucial in building and maintaining a sense of community within the complexes. In addition, resident participation at the complexes and in the community increases the care and pride that residents take in their complex, assists residents in reducing stress and conflict, and in turn promotes a higher quality of life.

We, the RAB, believe that without the staffing of Resident Services our communities will suffer.

Frances Webster
Frances Webster, Laurelwood Homes

Amy Feinberg
Amy Feinberg, Lindeborg Place

Catherine Southward
Catherine Southward, Parkview Terrace

Cathy Ramsey
Cathy Ramsey, Veneta Villa

Ray Dean
Ray Dean, Riverview Terrace

Michelle Thurston
Michelle Thurston, Riverview Terrace

Suzanne Birnkrant
Suzanne Birnkrant, Village Oaks

Greg Ewert
Greg Ewert, Fourteen Pines

signed: June 9, 2005