

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
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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, 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 both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS 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 and 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: <u>Klamath Housing Authority</u> PHA Code: <u>OR017</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/2025</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) <u>940</u> PHA Plan Submission Type: <input checked="" 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 the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. </p> <p> The public may inspect or obtain copies of the current Annual PHA Plan, all PHA Plan Elements and information relevant to the public hearing and proposed PHA Plan at our main office: </p> <p> Klamath Housing Authority 1445 Avalon St Klamath Falls, OR 97603 </p> <p> The PHA plan will also be posted on Klamath Housing Authorities official website: www.klamathhousing.org </p> <p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below) </p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 25%;">Participating PHAs</th> <th style="width: 10%;">PHA Code</th> <th style="width: 25%;">Program(s) in the Consortia</th> <th style="width: 20%;">Program(s) not in the Consortia</th> <th style="width: 20%;">No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <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	Lead HA:																			
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B.	Plan Elements.
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p>
B.2	<p>New Activities. –</p> <ul style="list-style-type: none"> • Project – Based Vouchers. KHA plans to project-base 25 vouchers in Klamath Falls and Lakeview. Project basing would be consistent with the PHA Plan by making units more affordable and will also help increase our HCV utilization. • Update HCV Administrative Plan. KHA’s Housing Choice Voucher Administrative Plan will be updated to implement new requirements of the Housing Opportunity Through Modernization Act (HOTMA)

B.3 Progress Report.

Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.

1. Expand the supply of assisted housing.

- a) Staff members of KHA work with several community teams that are working to bring more housing to Klamath County.
- b) KHA is a partner with the mental health organization (KBBH) in Klamath Falls to administer 2 housing complexes for the homeless, disabled population.
- c) KHA is currently administering 110 VASH vouchers.
- d) KHA built 4 units specifically for homeless veterans and 4 units for individuals with SPMI in 2021.
- e) KHA built 8 units of Veterans with SUD diagnosis housing in 2019.
- f) KHA purchased 12 units of Rural Development subsidized family housing in December 2016, and completed a major renovation of them in 2020.
- g) KHA built a 36-unit tax credit property in 2018.
- h) KHA applied and received 40 mainstream vouchers in 20/21.
- i) KHA received 50 EHV in 2021
- j) KHA completed a 58-unit tax credit property in August 2021. It has six 811 project rental assistance units for persons with developmental disabilities.
- k) KHA will complete construction of 17 units of PSH housing and 10 units of PSH housing for homeless veterans in Lakeview late summer 2024.
- l) KHA acquired 14 units of affordable housing from OHCS in April 2023 and obtained a \$260K grant from Cascade Health Alliance in 2024 to assist in rehabilitating the units.
- m) KHA received 10 more Mainstream Vouchers in 2023 (administering a total of 50)
- n) KHA received 5 Stability Vouchers in 2023
- o) KHA will begin Construction of a 72-unit tax credit property in spring of 2025. It will have 8 Project Based Voucher units
- p) KHA will begin construction of 15 units (1 and 2 bedrooms) of veteran's housing in spring of 2025
- q) KHA will apply for grant money to develop more veteran housing
- r) KHA will pursue the development of family housing
- s) KHA may put out an RFP for Project Base Vouchers to increase voucher utilization.
- t) KHA will consider any opportunity that will preserve affordable housing

2. Improve the quality of assisted housing

KHA has made preventative maintenance a priority of all housing we own/manage. We are also utilizing grant funding to rehab the 14 units we acquired from OHCS.

3. Increase assisted housing choices

KHA's Payment Standards are reviewed annually, and adjusted to give tenants the best choice possible. KHA continues to do outreach to potential landlords to participate in the HCV program.

4. Provide an improved living environment

KHA no longer owns Public Housing, but continues to upgrade other housing it owns, and to look for opportunities to be involved with housing issues in Klamath and Lake counties.

5. Promote self-sufficiency and asset development of families and individuals

KHA has developed a ready to rent Program and has a Home-ownership Center. We provide Financial Fitness training, offer the IDA program, down payment assistance, and foreclosure prevention.

6. Adopt, implement and promote a non-discrimination policy

KHA has always been a non-discriminatory agency, but has formally adopted a non-discrimination policy that says: A person may not, because of the race, color, religion, sex, sexual orientation, national origin, marital status, familial status, disability, gender identity or source of income of any person: refuse to sell, lease or rent any real property to a purchaser.

7. Adopt, implement and promote "equal access for all" policies

KHA has adopted policies that provide equal access to all programs, benefits, services and accommodations

	<p>in accordance with an individual's gender identity.</p> <p>8. Adopt policies that ensure housing practices do not have discriminatory effects because of race, national origin or other protected characteristics</p> <p>KHA has examined its policies on acceptable and unacceptable criminal histories for applicants and participants, and has adopted policies that take into consideration such factors as the type of crime and length of time since conviction. KHA has not used arrest records for several years.</p>
Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.	
B.4	Capital Improvements. – Not Applicable
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>1. Selections from the Waiting List. The PHA must have written policies in its HCVP administrative plan for selecting applicants from the waiting list and PHA documentation must show that the PHA follows these policies when selecting applicants from the waiting list. Except for as provided in 24 CFR section 982.203(Special admission (non-waiting list)), all families admitted to the program must be selected from the waiting list. "Selection" from the waiting list generally occurs when the PHA notifies a family whose name reaches the top of the waiting list to come in to verify eligibility for admission (24CFR sections 5.410, 982.54(d), and 982.201 through 982.207).</p> <p>Condition: Based upon inspection of the waiting list provided to us during the time of audit, the new move-in list and discussions with management, it could not be determined with any certainty that new move-ins were selected from the wait list in an order that is in accordance with the Authority's policy.</p> <p>Context: Of a sample size of fifteen (15) Section 8 Housing Choice Vouchers' new move-ins, one (1) could not be traced to the Authority's waiting list.</p> <p>2. Reasonable Rent. The PHA must do the following: The PHA must determine that the rent to owner is reasonable at the time of initial leasing. Also, the PHA must determine reasonable rent during the term of the contract (a) before any increase in the rent to owner, and (b) at the HAP contract anniversary if there is a 5 percent decrease in the published Fair Market Rent in effect 60 days before the HAP contract anniversary. The PHA must maintain records to document the basis for the determination that rent to owner is a reasonable rent (initially and during the term of the HAP contract) (24 CFR sections 982.4, 982.54(d)(15), 982.158(f)(7), and 982.507).</p> <p>Condition: There were approximately one hundred and sixty-three (163) newly leased units. Of a sample size of sixteen (16) newly leased units, three (3) unit's documentation of reasonable rent did not include the minimum required number of comparable units of three (3), as stated in the Authority's Section 8 Administrative Policy.</p> <p>3.HQS Enforcement. For units under HAP contract that fail to meet HQS, the PHA must require the owner to correct all life threatening HQS deficiencies within 24 hours after the inspections and all other deficiencies within 30 days or within a specified PHA-approved extension.</p> <p>Condition: Based upon inspection of the Authority's files and on discussion with management, there were failed inspections that did not pass reinspection within 30 days without penalty.</p> <p>KHA has developed a corrective action plan and is implementing it to address these findings.</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(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.</p>
C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <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>
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

C.4	<p>Challenged Elements. If any element 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 to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p style="padding-left: 20px;">Y N</p> <p style="padding-left: 20px;"><input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>
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D. Affirmatively Furthering Fair Housing (AFFH).

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