

5-Year PHA Plan (for All PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 02/29/2016
---	---	--

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-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

A.	PHA Information.																																
A.1	<p>PHA Name: <u>Mid-Columbia Housing Authority & Columbia Gorge Housing Authority</u> PHA Code: <u>OR026 & WA013</u></p> <p>PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/01/2020</u></p> <p>PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan 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 on 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 websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><input checked="" type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" data-bbox="191 892 1446 1549"> <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: Mid-Columbia Housing Authority</td> <td>OR026</td> <td>Housing Choice Vouchers, Family Self-Sufficiency, Mainstream Vouchers</td> <td>N/A</td> <td>N/A</td> <td>HCV-551 MSV-89</td> </tr> <tr> <td>Columbia Gorge Housing Authority</td> <td>WA013</td> <td>Housing Choice Vouchers, Family Self-Sufficiency, Mainstream Vouchers</td> <td>Shelter Plus Care, HOME TBRA</td> <td>N/A</td> <td>HCV-271 MSV-37 HOME-45 SPC-5</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: Mid-Columbia Housing Authority	OR026	Housing Choice Vouchers, Family Self-Sufficiency, Mainstream Vouchers	N/A	N/A	HCV-551 MSV-89	Columbia Gorge Housing Authority	WA013	Housing Choice Vouchers, Family Self-Sufficiency, Mainstream Vouchers	Shelter Plus Care, HOME TBRA	N/A	HCV-271 MSV-37 HOME-45 SPC-5												
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: Mid-Columbia Housing Authority	OR026	Housing Choice Vouchers, Family Self-Sufficiency, Mainstream Vouchers	N/A	N/A	HCV-551 MSV-89																												
Columbia Gorge Housing Authority	WA013	Housing Choice Vouchers, Family Self-Sufficiency, Mainstream Vouchers	Shelter Plus Care, HOME TBRA	N/A	HCV-271 MSV-37 HOME-45 SPC-5																												
B.	5-Year Plan. Required for <u>all</u> PHAs completing this form.																																
B.1	<p>Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.</p> <p>To promote adequate and affordable housing, economic opportunity, and a suitable living environment, free from discrimination to those who have barriers due to income or disability.</p>																																

<p>B.2</p>	<p>Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low-income, and extremely low- income families for the next five years.</p> <p>Goal 1. Expand the supply of affordable housing. Objectives: Apply for additional rental vouchers and set aside funding Support the development of additional affordable housing in our 5-county service area Provide Project Based Vouchers for new affordable housing developments</p> <p>Goal 2. Improve the quality of assisted housing Objectives: Maintain high housing voucher management (SEMAP) score Ensure adequate training for all Housing Authority staff Perform quality control sampling among caseworker staff</p> <p>Goal 3. Increase assisted housing choices Objectives: Apply for additional rental vouchers and set aside funding Provide voucher mobility information and counseling Conduct outreach efforts to landlords, with a focus on new landlords Support efforts to expand homeownership opportunities for HCV program participants</p> <p>Goal 4. Promote self-sufficiency and asset development of assisted households Objectives: Apply for available funding for the Family Self-Sufficiency Program Maintain or increase the number of households on the Family Self-Sufficiency Program Administer the Individual Development Account program Provide financial management education and coaching for low to moderate income households Provide homeownership education for low to moderate income households</p> <p>Goal 5. Ensure equal opportunity and affirmatively further fair housing opportunities Objectives: Schedule MCHA and CGHA for Fair Housing training at least every two years Place Fair Housing posters in English and Spanish in MCHA’s main office lobby area Quickly respond to reasonable accommodation requests from MCHA and CGHA program participants</p>
<p>B.3</p>	<p>Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>Please see the attached Progress Report.</p>
<p>B.4</p>	<p>Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA’s goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>Please see the attached policy adopted by MCHA and CGHA to serve the needs of survivors of domestic violence, dating violence, sexual assault or stalking.</p>
<p>B.5</p>	<p>Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>There is no significant amendment or modification to the 5-Year Plan.</p>
<p>B.6</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the 5-Year 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 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>

B.7	Certification by State or Local Officials. 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.
------------	---

5-Year Plan Progress Report

1. Expand the supply of assisted housing

a. Apply for additional rental vouchers and set aside funding

- MCHA assisted Columbia Cascade Housing Corporation with starting construction on a 24 unit low-income farmworker housing apartment complex in The Dalles, Oregon in 2016.
- MCHA applied for Mainstream Vouchers in 2018 and 2019. MCHA was awarded 28 Mainstream vouchers in 2019, 40 additional Mainstream vouchers in 2019, and 21 additional Mainstream vouchers through CARES Act funding in 2020.
- CGHA applied for Mainstream Vouchers in 2018 and 2019. CGHA was awarded 28 Mainstream vouchers in 2019 and 9 additional Mainstream vouchers through CARES Act funding in 2020.

b. Acquire and/or construct units.

- Mid-Columbia Housing Authority has assisted Columbia Cascade Housing Corporation with acquiring land in both Hood River and Klickitat County for low-income developments.

c. Support the development of other affordable housing in the 5-county service area.

- In the past 5 years, Mid-Columbia Housing Authority has assisted Columbia Cascade Housing Corporation, a local non-profit community development corporation with the development, acquisition and rehab of an additional 157 affordable housing units in the 5-county area served. The Housing Authority's role includes partnering on affordable housing projects when necessary and providing tenant based vouchers to qualified households in the 5-county region.

2. Improve the quality of assisted housing

a. Improve or maintain housing

- MCHA & CGHA have received a High overall performance rating (SEMAP Score) for the past 5 years from HUD
- Land was acquired in Stevenson, Washington and White Salmon, Washington to develop affordable housing in the future
- MCHA / CGHA housing inspector attended training to ensure HQS are being met and ensure our staff is knowledgeable

3. Increase Assisted housing choices

a. Provide voucher mobility information and counseling

- MCHA holds orientation briefings to explain the Housing Choice Voucher and the fact that it follows the family to the unit they choose wherever the HCV program is administered. If a household is interested in moving, an appointment is made to explain their options for a move.
- MCHA participated in monthly meetings with community. MCHA also attends staff meetings at community partner organization to better explain the voucher process to our partners so they can better explain the process to the households they serve.

b. Conduct outreach efforts to landlords

- MCHA staff attended Community landlord meetings to keep local landlords informed of agency updates and recruit new landlords to participate in MCHA programs
- MCHA provided a landlord training focusing on Oregon HB 2639, Landlord Guarantee Program and a special presentation by The Fair Housing Council of Oregon.
- MCHA staff participated in conversations with legislators in Washington to assist with a bill similar to Oregon's HB 2639 to make finding affordable housing for HCV participants fair.
- MCHA staff participated in local government meetings to advocate for affordable housing, land use and education on the Construction Excise Tax to develop affordable housing.

c. Support efforts to expand home ownership opportunities for low to moderate income families

- CCHC, the development arm of MCHA, offers 8 first-time homebuyer classes annually through a partnership with Columbia Gorge Community College. Classes are offered in both English and in Spanish. The class is free to low and moderate income families. In the last 5 years, approximately 220 potential first time homeowners attended the class to learn about the home purchase decision and process.
- We offered \$67,000 in down payment assistance in Oregon and \$40,000 of assistance in Washington. Since we began offering down payment assistance, we have helped 20 households purchase homes with a value of almost \$2,500,000
- We continually offer information and referral services for credit counseling, foreclosure prevention and reverse mortgages. All counseling services and materials are offered in English and Spanish.
- MCHA partners with Casa of Oregon to offer the Valley Individual Development Account (VIDA) program. VIDA is a matched savings account that enables households with limited financial resources to save and build assets. MCHA currently has 19 households that are saving for homeownership. In the past five years, seven VIDA participants have successfully completed the program and purchased homes and one VIDA participant is currently under contract to purchase a home.

4. Promote self-sufficiency and asset development of assisted families

a. Apply for available funding to maintain or increase the number of households that can be served under the Family Self Sufficiency Program

- MCHA continue to receive funding for the Family Self-Sufficiency program in Washington and Oregon. Enrollment numbers continue to increase year over year remain well above the minimum caseload numbers required by HUD.
- FSS Coordinators offer a series of financial education classes to help promote financial self-sufficiency. Topics include budgeting, saving, credit building and repair, dealing with debt, and fraud prevention. FSS Coordinators also offer one on one financial counseling.
- Each year the Community Services and Special Programs Manager applies for funding for the Family Self-Sufficiency Program. The funding allows for continued coordination and growth of the MCHA and CGHA FSS programs.

b. Administer the Individual Development Accounts for the greatest number of low-income families possible.

- MCHA partners with Casa of Oregon to offer the Valley Individual Development Account (VIDA) program. Seven VIDA program participants have purchased a home in the past 5 years. These funds are only available for MCHA participants in Oregon.
- MCHA has 20 households currently enrolled in the VIDA program. Nineteen of the 20 households are saving toward homeownership and one household is saving for a small business.
- MCHA continues to apply for funding from Casa of Oregon each year for the VIDA program. We have seen a significant increase in funding over the past 5 years and we always use all the funds allocated to our agency.
- Unfortunately, there are no IDA funds available for CGHA in Washington.

c. Provide financial management education to low-income families

- MCHA / CGHA has greatly expanded the financial education programs over the past 5 years. MCHA now offers 12 classes in English and 8 classes in Spanish annually.
- MCHA uses the CFPB's Your Money, Your Goals curriculum and topics include "Budgeting and Saving," "Building, Repairing, and Protecting Credit," "Dealing with Debt and Predatory Lending," and "Banking Basics."
- MCHA and CCHC also offer one-on-one financial coaching in English and Spanish to apply knowledge gained in the group education classes to individual situations.

d. Provide homebuyer education training

- CCHC, the development arm of MCHA, offers 8 first-time homebuyer classes annually through a partnership with Columbia Gorge Community College. Classes are offered in both English and in Spanish. The class is free to low and moderate income families. In the last 5 years, approximately 220 potential first time homeowners attended the class to learn about the home purchase decision and process.
- The CCHC Housing Resource Center provides homebuyer counseling for free to HCV program participants, with a focus on FSS participants.
- CCHC continually offers information and referral services for credit counseling, foreclosure prevention and reverse mortgages. All counseling services and materials are offered in English and Spanish.
- MCHA partners with Casa of Oregon to offer the Valley Individual Development Account (VIDA) program. VIDA is a matched savings account that enables households with limited financial resources to save and build assets. MCHA currently has 19 households that are saving for homeownership. Six hours of homebuyer education are required for the VIDA program. In the past five years, seven VIDA participants have successfully completed the program and purchased homes and one VIDA participant is currently under contract to purchase a home.

e. Provide or attract supportive services to increase employability

- MCHA works with the Washington and Oregon State Employment Departments and DHS/DSHS JOBS program to increase employability for program participants. MCHA and CGHA FSS Coordinators work directly with FSS program participants to set goals related to employment, including resume development, searching to jobs, and focus on finding a long-term career.

f. Provide or attract support services to increase independence for the elderly.

- MCHA has a preference on the waiting list for elderly households receiving supportive services.
- MCHA staff regularly attend community meetings where local senior services agencies also attend. MCHA has attend the staff meetings of local senior services agencies to share information about our programs specifically available for elderly individuals.
- CCHC offers a home repair program that assists elderly households with minor home modifications to allow them to remain in their homes. CCHC provides either zero interest loans or grants to make needed health and safety repairs to their homes. Repairs may include new roofs, siding, exterior painting, updating electric, and plumbing. Improvements were also made to homes to increase homeowners mobility, such as ramps, widening of doors, installing roll-in showers and tubs with safety bars.
- CCHC is the local agency for the area that provides the Oregon Homeownership Stabilization Initiative loans (OHSI) to people in our area. These funds provided up to 12 payments or up to \$20,000 in monthly payments on their Mortgages. These payments kept many seniors in their home while they were able to look for modifications, jobs, or just more time to allow for better planning on what they will do next.
- CCHC is also the area counseling agency that provides foreclosure counseling to homeowners in danger of losing their homes in foreclosure. Through this program, many seniors were able to get modifications on their mortgages that allowed them to remain in their homes with an affordable payment.

5. Ensure equal opportunity and affirmatively further fair housing objectives:

a. Undertake affirmative measures to ensure access to assisted housing regardless of age, race, color, religion, national origin, sex, sexual orientation, gender identity, national origin, marital status, familial status, or source of income of any person, and disability.

- In 2019, the entire staff of MCHA attended three day Diversity, Equity, and Inclusion training at the Center for Equity and Inclusion in Portland. This training was possible through a grant from Meyer Memorial Trust.
- MCHA adopted an Equity Statement in 2020 that outlines our organizational commitment to an ongoing examination of our policies and practices to advance equity and inclusion of those who are marginalized. MCHA strives to be culturally competent and supportive in creating environments and spaces where every person is welcomed, respected and valued. MCHA commits to engaging diverse voices and including different perspectives, within our staff, board and our community, in our ongoing equity journey.

b. Undertake affirmative measures to provide a suitable living environment for families living in assisted housing regardless of age, race, color, religion, national origin, sex, sexual orientation, gender identity, national origin, marital status, familial status, or source of income of any person, and disability;

- MCHA / CGHA staff participate in monthly community landlord meeting to address concerns and educate local landlords.
- All participants are given information on their rights as a tenant for their location as part of their briefing along with contact information for our local community health worker to assist them if they have questions or concerns

c. Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.

- MCHA / CGHA provides the following preference vouchers; Elderly, Disabled, Disabled Veterans, Mental Health Preference, Survivors of Domestic Violence, Elderly Requiring Supportive Services,

MID-COLUMBIA- COLUMBIA GORGE HOUSING AUTHORITY VIOLENCE AGAINST WOMEN ACT (VAWA) POLICY

I. Purpose and Applicability

The purpose of this policy (herein called “Policy”) is to implement the applicable provisions of the Violence Against Women and Department of Justice Reauthorization Act of 2005 (Pub. L.109-162) and more generally to set forth Mid Columbia/Columbia Gorge Housing Authority, hereinafter referred to as “MCHA” policies and procedures regarding domestic violence, dating violence, and stalking, as hereinafter defined. This Policy shall be applicable to the administration by MCHA of all federally subsidized Section 8 Housing Choice Vouchers under the United States Housing Act of 1937 (42 U.S.C.§1437 *et seq.*). Notwithstanding its title, this policy is gender-neutral, and its protections are available to males who are victims of domestic violence, dating violence, or stalking as well as female victims of such violence.

II. Goals and Objectives

This Policy has the following principal goals and objectives:

- A. Maintaining compliance with all applicable legal requirements imposed by VAWA;
- B. Ensuring the physical safety of victims of actual or threatened domestic violence, dating violence, or stalking who are assisted by MCHA;
- C. Providing and maintaining housing opportunities for victims of domestic violence dating, violence, or stalking;
- D. Creating and maintaining collaborative arrangements between MCHA, law enforcement authorities, victim service providers, and others to promote the safety and well-being of victims of actual and threatened domestic violence, dating violence and stalking, who are assisted by MCHA; and
- E. Taking appropriate action in response to an incident or incidents of domestic violence, dating violence, or stalking, affecting individuals assisted by MCHA.

III. Other MCHA Policies and Procedures

This Policy shall be referenced in and attached to Mid Columbia/Columbia Gorge Housing Authority Five-Year Public Housing Agency Plan and shall be incorporated in and made a part of its Section 8 Administrative Plan. To the extent any provision of this policy shall vary or contradict any previously adopted policy or procedure of MCHA, the provisions of this Policy shall prevail.

IV. Definitions

As used in this Policy:

- A. *Domestic Violence* – The term ‘domestic violence’ includes felony or misdemeanor, crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabiting with or

has cohabited with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction.”

- B. *Dating Violence* – means violence committed by a person—
- (A) who is or has been in a social relationship of a romantic or intimate nature with the victim; and
 - (B) where the existence of such a relationship shall be determined based on a consideration of the following factors:
 - (i) The length of the relationship.
 - (ii) The type of relationship.
 - (iii) The frequency of interaction between the persons involved in the relationship.
- C. *Stalking* – means –
- (A) (i) to follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate another person; and (ii) to place under surveillance with the intent to kill, injure, harass or intimidate another person; and
 - (B) in the course of, or as a result of, such following, pursuit, surveillance or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to –
 - (i) that person;
 - (ii) a member of the immediate family of that person; or
 - (iii) the spouse or intimate partner of that person;
- D. *Immediate Family Member* - means, with respect to a person –
- (A) a spouse, parent, brother, sister, or child of that person, or an individual to whom that person stands in loco parentis; or
 - (B) any other person living in the household of that person and related to that person by blood or marriage.
- E. *Perpetrator* – means person who commits an act of domestic violence, dating violence or stalking against a victim.

V. Admissions and Screening

- A. *Non-Denial of Assistance*. MCHA will not deny admission to public housing or to the Section 8 rental assistance program to any person because that person is or has been a victim of domestic violence, dating violence, or stalking, provided that such person is otherwise qualified for such admission.
- B. *Mitigation of Disqualifying Information*. When so requested in writing by an applicant for assistance whose history includes incidents in which the applicant was a victim of domestic violence, MCHA, may but shall not be obligated to, take such information into account in mitigation of potentially disqualifying information, such as poor credit history or previous damage to a dwelling. If requested by an applicant to take such mitigating information into account, MCHA shall be entitled to conduct such inquiries as are reasonably necessary to verify the claimed history of domestic violence and its probable relevance to the potentially disqualifying information. MCHA will not disregard or mitigate potentially disqualifying information if the applicant household includes a perpetrator of a previous incident or incidents of domestic violence.

VI. Termination of Tenancy or Assistance

- A. *VAWA Protections.* Under VAWA, public housing residents and persons assisted under the Section 8 rental assistance program have the following specific protections, which will be observed by MCHA:
1. An incident or incidents of actual or threatened domestic violence, dating violence, or stalking will not be considered to be a “serious or repeated” violation of the lease by the victim or threatened victim of that violence and will not be good cause for terminating the tenancy or occupancy rights of or assistance to the victim of that violence.
 2. In addition to the foregoing, tenancy or assistance will not be terminated by MCHA as a result of criminal activity, if that criminal activity is directly related to domestic violence, dating violence or stalking engaged in by a member of the assisted household, a guest or another person under the tenant’s control, and the tenant or an immediate family member is the victim or threatened victim of this criminal activity. However, the protection against termination of tenancy or assistance described in this paragraph is subject to the following limitations:
 - (a) Nothing contained in this paragraph shall limit any otherwise available authority of MCHA or a Section 8 owner or manager to terminate tenancy, evict, or to terminate assistance, as the case may be, for any violation of a lease or program requirement not premised on the act or acts of domestic violence, dating violence, or stalking in question against the tenant or a member of the tenant’s household. However, in taking any such action, neither MCHA nor a Section 8 manager or owner may apply a more demanding standard to the victim of domestic violence dating violence or stalking than that applied to other tenants.
 - (b) Nothing contained in this paragraph shall be construed to limit the authority of MCHA or a Section 8 owner or manager to evict or terminate from assistance any tenant or lawful applicant if the owner, manager or MCHA, as the case may be, can demonstrate an actual and imminent threat to other tenants or to those employed at or providing service to the property, if the tenant is not evicted or terminated from assistance.
- B. *Removal of Perpetrator.* Further, notwithstanding anything in paragraph VI.A.2. or Federal, State or local law to the contrary, MCHA or a Section 8 owner or manager, as the case may be, may bifurcate a lease, or remove a household member from a lease, without regard to whether a household member is a signatory to a lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in acts of physical violence against family members or others. Such action against the perpetrator of such physical violence may be taken without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also the tenant or a lawful occupant. Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by law applicable to terminations of tenancy and evictions by GHA. Leases used for all public housing operated by MCHA and, at the option of Section 8

owners or managers, leases for dwelling units occupied by families assisted with Section 8 rental assistance administered by MCHA, shall contain provisions setting forth the substance of this paragraph.

VII. Verification of Domestic Violence, Dating Violence or Stalking

- A. *Requirement for Verification.* The law allows, but does not require, MCHA or a section 8 owner or manager to verify that an incident or incidents of actual or threatened domestic violence, dating violence, or stalking claimed by a tenant or other lawful occupant is bona fide and meets the requirements of the applicable definitions set forth in this policy. Subject only to waiver as provided in paragraph VII. C., MCHA shall require verification in all cases where an individual claims protection against an action involving such individual proposed to be taken by MCHA. Section 8 owners or managers receiving rental assistance administered by MCHA may elect to require verification, or not to require it as permitted under applicable law. Verification of a claimed incident or incidents of actual or threatened domestic violence, dating violence or stalking may be accomplished in one of the following three ways:
1. *HUD-approved form* - by providing to MCHA or to the requesting Section 8 owner or manager a written certification, on a form approved by the U.S. Department of Housing and Urban Development (HUD), that the individual is a victim of domestic violence, dating violence or stalking that the incident or incidents in question are bona fide incidents of actual or threatened abuse meeting the requirements of the applicable definition(s) set forth in this policy. The incident or incidents in question must be described in reasonable detail as required in the HUD-approved form, and the completed certification must include the name of the perpetrator.
 2. *Other documentation* - by providing to MCHA or to the requesting Section 8 owner or manager documentation signed by an employee, agent, or volunteer of a victim service provider, an attorney, or a medical professional, from whom the victim has sought assistance in addressing the domestic violence, dating violence or stalking, or the effects of the abuse, described in such documentation. The professional providing the documentation must sign and attest under penalty of perjury (28 U.S.C. 1746) to the professional's belief that the incident or incidents in question are bona fide incidents of abuse meeting the requirements of the applicable definition(s) set forth in this policy. The victim of the incident or incidents of domestic violence, dating violence or stalking described in the documentation must also sign and attest to the documentation under penalty of perjury.
 3. *Police or court record* – by providing to MCHA or to the requesting Section 8 owner or manager a Federal, State, tribal, territorial, or local police or court record describing the incident or incidents in question.
- B. *Time allowed to provide verification/ failure to provide.* An individual who claims protection against adverse action based on an incident or incidents of actual or threatened domestic violence, dating violence or stalking, and who is requested by MCHA, or a Section 8 owner or manager to provide verification, must provide such verification within 14 business days (*i.e.*, 14 calendar days, excluding Saturdays, Sundays, and federally-recognized holidays) after receipt of the request for verification.

Failure to provide verification, in proper form within such time will result in loss of protection under VAWA and this policy against a proposed adverse action.

- C. *Waiver of verification requirement.* The Executive Director of MCHA, or a Section owner or manager, may, with respect to any specific case, waive the above- stated requirements for verification and provide the benefits of this policy based on the victim's statement or other corroborating evidence. Such waiver may be granted in the sole discretion of the Executive Director, owner or manager. Any such waiver must be in writing. Waiver in a particular instance or instances shall not operate as precedent for, or create any right to, waiver in any other case or cases, regardless of similarity in circumstances.

VIII. Confidentiality

- A. *Right of confidentiality.* All information (including the fact that an individual is a victim of domestic violence, dating violence or stalking) provided to MCHA or to a Section 8 owner or manager in connection with a verification required under section VII of this policy or provided in lieu of such verification where a waiver of verification is granted, shall be retained by the receiving party in confidence and shall neither be entered in any shared database nor provided to any related entity, except where disclosure is:
1. requested or consented to by the individual in writing, or
 2. required for use in a public housing eviction proceeding or in connection with termination of Section 8 assistance, as permitted in VAWA, or
 3. otherwise required by applicable law.
- B. *Notification of rights.* All tenants of public housing and tenants participating in the Section 8 rental assistance program administered by MCHA shall be notified in writing concerning their right to confidentiality and the limits on such rights to confidentiality.
- C. *Security.* All information pertaining to the fact that an individual is a victim of domestic violence, dating violence or stalking shall be maintained separately and securely by the Resident Services Department unless such information is subject to the disclosure exceptions noted in this section.

IX. Transfer to New Residence

- A. *Application for transfer.* In situations that involve significant risk of violent harm to an individual as a result of previous incidents or threats of domestic violence, dating violence, or stalking, MCHA will, if an approved unit size is available at a location that may reduce the risk of harm, approve transfer by a public housing or Section 8 tenant to a different unit in order to reduce the level of risk to the individual. A tenant who requests transfer must attest in such application that the requested transfer is necessary to protect the health or safety of the tenant or another member of the household who is or was the victim of domestic violence dating violence or stalking and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.

- B. *Action on applications.* MCHA will act upon such an application promptly.
- C. *No right to transfer.* MCHA will make every effort to accommodate requests for transfer when suitable alternative vacant units are available and the circumstances warrant such action. However, except with respect to portability of Section 8 assistance as provided in paragraph IX. E. below the decision to grant or refuse to grant a transfer shall lie within the sole discretion of GHA, and this policy does not create any right on the part of any applicant to be granted a transfer.
- D. *Family rent obligations.* If a family occupying MCHA public housing moves before the expiration of the lease term in order to protect the health or safety of a household member, the family will remain liable for the rent during the remainder of the lease term unless released by MCHA. In cases where MCHA determines that the family's decision to move was reasonable under the circumstances, MCHA may wholly or partially waive rent payments and any rent owed shall be reduced by the amounts of rent collected for the remaining lease term from a tenant subsequently occupying the unit.
- E. *Portability.* Notwithstanding the foregoing, a Section 8-assisted tenant will not be denied portability to a unit located in another jurisdiction (notwithstanding the term of the tenant's existing lease has not expired, or the family has not occupied the unit for 12 months) so long as the tenant has complied with all other requirements of the Section 8 program and has moved from the unit in order to protect a health or safety of an individual member of the household who is or has been the victim of domestic violence dating violence or stalking and who reasonably believes that the tenant or other household member will be imminently threatened by harm from further violence if the individual remains in the present dwelling unit.

X. Court Orders/Family Break-up

- A. *Court orders.* It is MCHA's policy to honor orders entered by courts of competent jurisdiction affecting individuals assisted by MCHA and their property. This includes cooperating with law enforcement authorities to enforce civil protection orders issued for the protection of victims and addressing the distribution of personal property among household members in cases where a family breaks up.
- B. *Family break-up.* Other MCHA policies regarding family break-up are contained in MCHA's Public Housing Admissions and Continuing Occupancy Plan (ACOP) and its Section 8 Administrative Plan.

XI. Relationships with Service Providers

It is the policy of MCHA to cooperate with organizations and entities, both private and governmental, which provide shelter and/or services to victims of domestic violence. If MCHA staff becomes aware that an individual assisted by MCHA is a victim of domestic violence, dating violence or stalking, MCHA will refer the victim to such providers of shelter or services as appropriate. Notwithstanding the foregoing, this Policy does not create any legal obligation requiring MCHA either to maintain a relationship with any particular provider of shelter or services to victims of domestic violence or to make a referral in any particular case. MCHA's

annual public housing agency plan shall describe providers of shelter or services to victims of domestic violence with which MCHA has referral or other cooperative relationships.

XII. Notification

MCHA shall provide written notification to applicants, tenants, and Section 8 owners and managers, concerning the rights and obligations created under VAWA relating to confidentiality, denial of assistance and, termination of tenancy or assistance at time of initial lease-up and at each annual recertification. The full policy and required forms will also be made available on the MCHA's website www.mid-columbiahousingauthority.org

XIII. Relationship with Other Applicable Laws

Neither VAWA nor this Policy implementing it shall preempt or supersede any provision of Federal, State or local law that provides greater protection than that provided under VAWA for victims of domestic violence, dating violence or stalking.

XIV. Amendment

This policy may be amended from time to time by MCHA as approved by the MCHA Board of Commissioners. This policy was adopted by the MCHA Board of Commissioners at their February 14, 2007 Regular Meeting.



OREGON HOUSING *and*
COMMUNITY SERVICES

725 SUMMER STREET NE, SUITE B | SALEM, OR 97301
503-986-2000 | www.oregon.gov/OHCS

October 7, 2020

Mid-Columbia Housing Authority & Columbia Gorge Housing Authority
Attn: Christy De La Rosa
500 East 2nd Street
The Dalles, OR 97058

RE: PHA Certificate of Consistency with the Consolidated Plan

Mid-Columbia Housing Authority & Columbia Gorge Housing Authority,

Please find attached a signed Certification of Consistency with the State of Oregon Consolidated Plan. The signed document does not sanction, approve or endorse your organizational policies, procedures or your Annual Plan. It only signifies that to the best of the OHCS staff knowledge, your PHA Plan appears to align with the Consolidated Plan of the State of Oregon. No warranty, expressed or implied, should be tied to this Certification.

Also, as of this date I have not received a completed 2020 Consolidated Plan questionnaire. We do not require these to be filled out at this time but we would appreciate the information. We hope to utilize this information to better inform our product development, to assist our staff in determining resource availability in your community and to help us ascertain how we might better assist you in your vital community mission.

Thank you for your request. Please feel free to contact me at the number below should you have any questions or concerns.

Sincerely,

Rick Ruzicka
Senior Operations & Policy Analyst, Affordable Rental Housing Division
Oregon Housing and Community Services
725 Summer Street NE Suite B
Salem, Oregon 97301
503-986-6824



**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, Julie V. Cody, the Director of the Affordable Rental Housing Division
Official's Name *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the
Mid-Columbia Housing Authority & the Columbia Gorge Housing Authority
PHA Name

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

State of Oregon
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 & 5-Year Plan of the Mid-Columbia Housing Authority & the Columbia Gorge Housing Authority is consistent with the Consolidated Plan of the State of Oregon in that the plan outlines efficient utilization of federal and state resources to assist low income families with housing needs. Mid-Columbia Housing Authority & Columbia Gorge Housing Authority appear active in meeting the affordable housing needs of the communities that they serve.

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
Julie V. Cody	Director of the Affordable Rental Housing Division
Signature	Date
	10/06/20