Resolution #1155

RESOLUTION TO AUTHORIZE THE SUBMISSION OF
PHA Certification of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the 2027 Annual plan

WHEREAS, The Housing Authority of Lincoln County (HALC) is required by HUD to submit an Annual Plan for 2027; and

WHEREAS, HALC will publish the ability to review the annual plan and hold a publicly advertised hearing to obtain input on the plan; and

WHEREAS, HUD requires the submission of executed Certifications of Compliance with the PHA Plan; and

WHEREAS, the Board of Commissioners has reviewed the attached Certifications of Compliance and the 2027 Year Annual Plan, including any revisions to the ACOP and Section 8 Administrative Policy.

NOW THEREFORE, be it resolved by the Board of Commissioners of the Housing Authority of Lincoln County that James Bassingthwaite, Board Chair, is authorized to execute the HUD 50077 Certifications of Compliance for FY 2027.

DATED this 20th Day of October, 2026

HOUSING AUTHORITY OF LINCOLN COUNTY

_____
James Bassingthwaite, Chair

_____
Karen Rockwell, Executive Director/Recorder

Streamlined Annual PHA Plan *(High Performer PHAs)*	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 09/30/2027

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. They also inform 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-, very low-, and extremely low- income families.

Applicability. The 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. PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

Definitions.

(1) ***High-Performer PHA*** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers (HCVs) 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, SEMAP for PHAs that only administer tenant-based assistance and/or project-based assistance, or PHAS if only administering public housing.

(2) ***Small PHA*** - A PHA that is not designated as PHAS or SEMAP troubled, and 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 HCVs combined and is not PHAS or SEMAP troubled.

A.	PHA Information.
A.1	**PHA Name**: Housing Authority of Lincoln County **PHA Code**: OR005 **PHA Plan for Fiscal Year Beginning**: (MM/YYYY): 01/2027 **PHA Inventory** (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) **Number of Public Housing (PH) Units** 100 **Number of Housing Choice Vouchers (HCVs)** 584 **Total Combined** 684 **PHA Plan Submission Type:** ☑ Annual Submission ☐ Revised Annual Submission **Public 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 and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans. The Housing Authority of Lincoln County (HALC) makes its proposed FY 2027 Annual PHA Plan, supporting documents, and applicable PHA Plan elements available for public inspection at its main administrative office, located at 1039 NW Nye Street, Newport, Oregon 97365, during regular business hours. Copies of the Plan and related public notices are also available at HALC's public housing properties and electronically through HALC's website at www.housinglincolncountyor.gov. Members of the public may request additional information, copies of supporting documents, or information regarding HALC policies and procedures by contacting the HALC administrative office at (541) 265-5326. Documents may be provided electronically or in alternative accessible formats upon request.

☐ **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 Consortia	No. of Units in Each Program	
				PH	HCV
Lead PHA:					

B. 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 PHA Plan** submission?

Y	N	
☐	☑	Statement of Housing Needs and Strategy for Addressing Housing Needs.
☐	☑	Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.
☐	☑	Financial Resources.
☐	☑	Rent Determination.
☐	☑	Homeownership Programs.
☐	☑	Safety and Crime Prevention.
☐	☑	Pet Policy.
☐	☑	Substantial Deviation.
☑	☐	Significant Amendment/Modification

(b) If the PHA answered yes for any element, describe the revisions for each element below:

HALC revised its Statement of Significant Amendment or Modification through Board Resolution #1146, adopted November 18, 2025. The revision clarifies the criteria used to determine when proposed demolition, disposition, development, mixed-finance activities, or changes to the Capital Fund Five-Year Action Plan constitute a significant amendment requiring Board approval and applicable HUD review.

(c) The PHA must submit its Deconcentration Policy for Field Office Review.

B.2 **New Activities.**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y	N	
☐	☑	Choice Neighborhoods Grants.
☑	☐	Modernization or Development.
☑	☐	Demolition and/or Disposition.
☐	☑	Conversion of Public Housing to Tenant Based Assistance.
☐	☑	Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.
☐	☑	Homeownership Program under Section 32, 9 or 8(Y)
☐	☑	Project Based Vouchers.
☐	☑	Units with Approved Vacancies for Modernization.
☐	☑	Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(b) If any of these activities are planned for the applicable 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.

During FY 2027, HALC intends to pursue HUD approval for the demolition of the three-unit Collins public housing property in Depoe Bay (Project OR5010). HALC is coordinating with HUD on the required environmental review, rehabilitation cost assessment, and Section 18 demolition application. HALC intends to pursue replacement of these units using proceeds from the previous disposition of scattered-site public housing properties, subject to applicable HUD requirements and approvals.

HALC will also continue evaluating public housing modernization and replacement opportunities to address aging infrastructure, preserve affordable housing, and improve the long-term sustainability of its housing portfolio.

B.3 **Progress Report.**

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

See attached narrative.

B.4	**Capital Improvements.** Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved. The most recently approved 5 year action plan for Capital Improvements is for 2025-2029 and was approved on 11/14/25, 8/29/2024 and then modified/approved on 07/22/25.
B.5	**Most Recent Fiscal Year Audit**. (a) Were there any findings in the most recent FY Audit? Y N ☑ ☐ (b) If yes, please describe: See attached narrative.
C.	**Other Document and/or Certification Requirements.**
C.1	**Resident Advisory Board (RAB) Comments.** (a) Did the RAB(s) have comments to the PHA Plan? Y N ☐ ☑ (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. See attached narrative.

C.2	**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.
C.3	**Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Form 50077-ST-HCV-HP, *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 attachment to the PHA Plan.
C.4	**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. (a) Did the public challenge any elements of the Plan? Y ☐ N ☐ (b) If yes, include Challenged Elements.

Fiscal Year (FY) 2027 Annual Public Housing Agency (PHA) Plan Submission
Housing Authority of Lincoln County, Oregon

Narrative and Additional Information

A. 1 The public may view this PHA Plan, supporting documentation, and obtain information regarding any of the activities outlined in this plan at HALC's main administrative offices (1039 NW Nye Street, Newport, Oregon 97365).

Additional documents and supporting documents for this PHA Plan, that are also available for viewing at the above locations, are listed below:

- Form HUD-50077-ST-HCV-HP: PHA Certifications of Compliance with the PHA Plans and Related Regulations
- Form HUD-50077-CR, Civil Rights Certifications
- Form HUD-50077-SL, Certification by State or Local Official of PHA Plans Consistency with the Consolidated Plan or State Consolidated Plan

The PHA Plan and its supporting documents are also available for review on HALC's website at www.housinglincolncountyor.gov

A public hearing regarding this PHA Plan is scheduled for November 17 at noon in the Board Room at the Oceanspray Family Center Meeting Room (1039 NW Nye Street, Newport, Oregon 97365).

B. 1 Revision of Existing PHA Plan Elements.

Deconcentration

It is the Housing Authority of Lincoln County's policy to provide for deconcentration of poverty and encourage income mixing by bringing higher income families into lower income developments and lower income families into higher income developments. Toward this end, we will skip families on the waiting list to reach other families with a lower or higher income. We will accomplish this in a uniform and non-discriminating manner.

The Housing Authority of Lincoln County will affirmatively market our housing to all eligible income groups. Lower income residents will not be steered toward lower income developments and higher income people will not be steered toward higher income developments.

Prior to the beginning of each fiscal year, we will analyze the income levels of families residing in each of our developments and the income levels of the families on the waiting list. Based on this analysis, we will determine the level of marketing strategies and deconcentration incentives to implement.

HALC is non-asset management and maintains all 99 units in one amp, there is not much geographic distance and differences among properties. Therefore, all of the public housing units operate from one waiting list. When a unit becomes available it is offered to the next applicant on the waiting list. If the applicant is currently employed in the central part of the county, they often will not accept a unit that is located outside of their comfort distance for travel. Lincoln County does not have a reliable and comprehensive transit system.

The attached analysis worksheet reflects the average, unadjusted income of the families residing at each property. Of the six sites, two are currently under the established range and one is above, based on the agency-wide average income. All of the other sites fall within the established range.

Project 5010 is located thirteen miles from central Newport, with limited public transportation options. Applicants who are on fixed incomes or not currently employed are more likely to accept these units, resulting in a lower average. The averages on the small properties can be easily changed by just one household's income.

B. 2 New Activities

n/a

B.3 Progress Report

In the last annual plan (ending FY26) the Housing Authority of Lincoln County made the following progress towards its goals:

HALC Goal #1: Expand the supply of assisted housing in Lincoln County by acquiring or developing new units.

HALC continued to expand affordable housing opportunities in Lincoln County through development, partnerships, shelter coordination, and rental assistance programs during calendar year 2026:

- **Depoe Bay Townhomes:** HALC completed construction of this 12-unit multifamily development serving households at or below 60% AMI. The project received its Certificate of Occupancy in 2026 and was fully leased shortly after opening.

- **Public Housing Portfolio Repositioning (Depoe Bay):** HALC initiated planning and coordination with HUD for the proposed demolition of an aging three-unit public housing property in Depoe Bay. Efforts include environmental review, assessment of rehabilitation costs, and preparation of the required HUD demolition application. HALC intends to pursue replacement of these three units using proceeds previously received from the disposition of scattered-site public housing properties, subject to applicable HUD requirements and approvals. This initiative supports HALC's broader strategy to replace aging housing stock, preserve affordable housing opportunities, and improve the long-term sustainability of its public housing portfolio.

- **Lighthouse Village (Lincoln City):** HALC advanced construction of this 28-unit permanent supportive housing development serving individuals with severe and persistent mental illness. Following resolution of prior funding and financing challenges, the project moved through active construction during 2026. Certificate of Occupancy and initial occupancy are anticipated in November 2026. HALC is coordinating with Lincoln County Health and Human Services/Behavioral Health on supportive services while HALC will provide property management and tenancy operations.

- **Marine Village (Lincoln City):** HALC entered into a purchase and sale agreement for a new affordable housing development opportunity in Lincoln City. The proposed project would create

approximately 18 one-bedroom manufactured housing units. HALC is pursuing acquisition, financing, and development planning for the property, including environmental review and procurement of civil engineering services. The project represents an opportunity to expand affordable housing options in Lincoln County.

- **Additional Development Opportunities:** HALC continued to evaluate acquisition, rehabilitation, and new construction opportunities throughout Lincoln County. The previously considered Coastal Inn/Coastal Studios project did not move forward, and HALC redirected development efforts toward other viable opportunities, including Marine Village.

- **Land Banking & Future Development Opportunities:** HALC continued evaluating its existing land holdings and potential acquisition opportunities to support future affordable housing development. HALC maintains undeveloped parcels in Lincoln City and on Alder Street in Newport, with the Alder Street property currently listed for sale. Additionally, the proposed Marine Village acquisition may provide an opportunity to add another parcel to HALC's land holdings for potential future development. HALC continues assessing the feasibility, financial sustainability, and potential uses of these properties to support its long-term affordable housing development goals.

HALC Goal #2: Increase assisted housing choices.

HALC continued to:

- **Strengthen Partnerships:** HALC continued to strengthen partnerships with Lincoln County Health and Human Services, local shelter and service providers, healthcare organizations, nonprofit organizations, municipalities, and other community partners. These partnerships supported affordable housing development, permanent supportive housing, shelter operations, housing stabilization, and coordinated service delivery.

- **Expand Shelter and Housing Stability Resources:** HALC transitioned from serving as the administrative office for the Lincoln County Homeless Advisory Board to serving as the State of Oregon's Regional Coordinator for shelter and homelessness funding in Lincoln County beginning July 1, 2026. In this role, HALC coordinates and administers state-funded resources supporting emergency shelter, housing stabilization, rapid rehousing, rental assistance, and related homelessness response activities throughout the county.

- **Rental Assistance and Voucher Programs:** HALC continued administering its Housing Choice Voucher and Mainstream Voucher programs while expanding specialized rental assistance opportunities. During 2026, HALC received approval for additional HUD-Veterans Affairs Supportive Housing (VASH) and Foster Youth to Independence (FYI) vouchers. HALC also implemented HUD's transition of Emergency Housing Vouchers (EHV) to Tenant Protection Vouchers (TPV), supporting the continuation of rental assistance for affected households. HALC additionally continued coordinating Long-Term Rental Assistance and Oregon Rapid Rehousing funding as part of its broader regional housing stability efforts.

HALC Goal #3: Improve quality of assisted housing by improving management.

HALC continued efforts in 2026 to strengthen property management, maintenance, compliance, and resident communication across its assisted housing portfolio:

- **Property Compliance & Oversight:** HALC continued utilizing its Property Compliance Agent to monitor property standards and regulatory requirements across HALC-owned and managed properties. HALC also continued refining internal processes to improve consistency and accountability in property operations.

- **Expanded Property Management Oversight:** HALC assumed property management responsibilities for Community Services Consortium's (CSC) Tern House and Pelican Place properties. Together, these properties provide 18 units of affordable housing (6 units at Tern House and 12 units at Pelican Place) serving individuals and families experiencing homelessness, including survivors of domestic violence. This partnership expands HALC's property management portfolio while strengthening local collaboration to preserve housing opportunities for vulnerable populations in Lincoln County.

- **Maintenance Management & Accountability:** HALC implemented a more structured maintenance assignment system in 2026, establishing primary and backup maintenance technicians for each property. The structure was designed to improve property familiarity, response times, accountability, and continuity of service. HALC also strengthened expectations around work documentation, communication, purchasing records, and coordination of maintenance resources.

- **Capital Improvements & Property Preservation:** HALC successfully applied for and received a Capacity Building Grant from Oregon Housing and Community Services (OHCS) to strengthen organizational operations and long-term sustainability. Grant funding supported engagement with contracted Certified Public Accountants (CPAs) to improve internal financial systems, accounting practices, and financial oversight. HALC also partnered with Trachsel Consulting to conduct a comprehensive assessment of organizational operations, with an emphasis on maintenance efficiency, inventory management, workflow improvements, and staff accountability. Additionally, HALC worked with HR Answers, a human resources consulting firm, to review and update employee job descriptions and comprehensively revise its Employee Handbook. Together, these efforts are helping HALC strengthen internal controls, improve operational efficiency, clarify staff responsibilities, and establish more consistent policies and procedures across the organization.

- **Management Planning:** HALC continued strengthening property-specific operating and maintenance practices, including development of management and maintenance plans for Lighthouse Village in preparation for the opening of the 28-unit permanent supportive housing property. Planning has focused on clear maintenance responsibilities, property standards, tenant satisfaction, coordination with supportive service partners, and long-term property stability. Additionally, HALC continues to pursue funding and technical assistance opportunities to address financial and operational challenges at Agate Heights Apartments, while evaluating the overall financial performance, capital needs, and long-term sustainability of its property portfolio. These efforts reflect HALC's ongoing commitment to preserving existing affordable housing, improving operational efficiency, and ensuring the long-term viability of its properties.

- **Operational Coordination:** HALC continued efforts to strengthen internal operations by clarifying responsibilities among property management, maintenance, development, compliance, and supervisory staff. These efforts are intended to reduce duplication, improve communication, strengthen contractor oversight, and ensure that maintenance and capital work is appropriately planned, assigned, documented, and completed. Additionally, HALC transitioned from its legacy HAB software system to PHA-Web to modernize housing program administration, improve data

management and reporting capabilities, streamline workflows, and strengthen coordination across departments.

- **Resident Services Partnership:** In 2026, HALC transitioned delivery of resident services to Cornerstone, a community-based service partner, to strengthen access to supportive services and community resources for residents. HALC continues to coordinate with Cornerstone and maintain oversight of resident service needs and program expectations.

HALC Goal #4: Explore other housing-related opportunities for agency growth and expansion to provide enhanced housing service needed in the community.

HALC continued expanding its regional housing and homelessness coordination role during 2026:

- **Regional Coordinator Role:** Effective July 1, 2026, HALC became the State of Oregon's Regional Coordinator for shelter and homelessness funding in Lincoln County. This expanded HALC's role from serving as the administrative office for the Lincoln County Homeless Advisory Board to formally coordinating regional planning, funding administration, provider agreements, and oversight of state-funded homelessness programs.

- **Regional Funding Administration:** HALC continued administering and coordinating multiple housing and homelessness resources, including the Statewide Shelter Program, Long-Term Rental Assistance, Oregon Rapid Rehousing, youth homelessness funding, and other state-supported housing stability programs. HALC works with local providers to distribute funding, monitor program requirements, and support continued shelter and housing services throughout the county.

- **Regional Shelter Planning:** HALC developed and coordinated regional planning for shelter and homelessness services, including review of shelter capacity, service availability, seasonal operations, and community needs. HALC also worked with providers to improve the accuracy of HMIS and Housing Inventory Count information used by the State in funding and planning decisions.

- **Point-in-Time Count:** HALC continued coordinating the annual Point-in-Time Count and related homelessness data collection efforts in Lincoln County. The January 2026 count was completed, with final HUD verification of the results pending.

- **Community Partnerships and Coordination:** HALC continued strengthening coordination with shelter providers, healthcare organizations, local governments, behavioral health providers, nonprofit organizations, Tribal partners, and other community stakeholders to improve the regional response to homelessness and housing instability.

- **Regional and Statewide Leadership & Engagement:** Regional and Statewide Leadership & Engagement: HALC continued actively participating in monthly Affordable Housing Providers meetings to strengthen collaboration, share resources, and coordinate efforts to address housing needs throughout Lincoln County. HALC also maintained leadership representation in regional and statewide organizations, including the Executive Director's service as Vice President of the Housing Authorities of Oregon and as a member of Community Services Consortium's Advisory Council. These activities strengthen HALC's relationships with community partners, provide opportunities to contribute to housing policy and program development, and ensure that Lincoln County's housing needs are represented in broader regional and statewide discussions.

- **Community Information and Resources:** HALC continued improving access to housing and homelessness information through community education, newsletters, provider coordination, and development of an updated community Resource Directory. These efforts are intended to improve access to services, increase transparency, and provide more consistent information about available housing and support resources.

HALC Goal #5: Promote self-sufficiency and asset development of assisted households by providing or attracting youth & family supportive services.

HALC continued supporting assisted households through resident services, youth homelessness resources, and partnerships with community service providers:

- **Resident Opportunity and Self-Sufficiency (ROSS) Program:** HALC continued administering its HUD-funded Resident Opportunity and Self-Sufficiency (ROSS) grant to support public housing residents in achieving greater economic independence, housing stability, and improved quality of life. Through dedicated resident service coordination, the program helps connect eligible residents with community resources, employment and educational opportunities, financial literacy programs, and other supportive services. The ROSS program complements HALC's broader resident services partnerships while providing targeted assistance to public housing households.

- **Resident Services Partnership:** In 2026, HALC transitioned direct resident services delivery to Cornerstone, a community-based service partner. This model is intended to strengthen residents' access to case management, referrals, supportive services, and community resources while allowing HALC to maintain coordination and oversight of resident service needs.

- **Youth Emergency Housing Assistance (YEHA):** HALC continued administering Youth Emergency Housing Assistance funding to support youth and families experiencing or at risk of homelessness. Funding supports local partners providing emergency housing, homelessness prevention, family stabilization, and other services for school-aged children, youth, and families.

- **Community Referrals & Resource Coordination:** HALC continued connecting residents and program participants with community-based resources related to housing stability, food, healthcare, education, employment, and other supportive services. HALC also continued development and maintenance of its community Resource Directory to make local services easier to identify and access.

- **Partnership Development:** HALC continued working with schools, healthcare providers, nonprofit organizations, shelters, and other community partners to strengthen the network of services available to assisted households and families experiencing housing instability.

HALC Goal #6: Ensure equal opportunity and affirmatively further fair housing.

HALC continued its commitment to fair housing, equal access, and nondiscrimination throughout its housing programs and operations in 2026:

- **Language Access:** HALC continued providing bilingual access and translation services to improve access to housing programs, notices, and other agency information for individuals with limited English proficiency. Materials and communications are provided in English and Spanish when appropriate.

- **Fair Housing & Reasonable Accommodation:** HALC continued applying fair housing requirements across its rental assistance and property management programs, including reasonable accommodation processes for applicants and residents with disabilities. Staff continued working to ensure eligibility and tenancy decisions are based on program requirements and documented accommodations rather than individual assumptions or barriers.

- **Staff Training & Policy:** HALC continued staff education related to fair housing, trauma-informed practices, ethics, nondiscrimination, and appropriate interactions with residents and program participants. Updated agency policies and procedures also reinforced expectations for equitable and consistent treatment.

- **Accessible Support & Community Resources:** HALC continued connecting residents and program participants with community-based resources and supportive services, including through its updated Resource Directory and partnerships with local service providers. These efforts are intended to reduce barriers to accessing housing and supportive services.

- **Inclusive Community Engagement:** HALC continued using newsletters, public notices, community meetings, its website, and other outreach methods to provide transparent information about housing programs, development activities, available resources, and opportunities for public participation.

- **Equitable Housing Opportunities:** As HALC prepared for lease-up of new affordable and permanent supportive housing developments, the agency continued incorporating fair housing requirements into marketing, tenant selection, eligibility, and reasonable accommodation practices to promote equitable access to new housing opportunities.

B.4 Capital Improvements

Our most recently approved 5-Year Action Plan is for 2026-2030, approved 9/23/2026.

B.5 Most Recent Fiscal Year Audit

2025 – 001 Housing Choice Voucher Program – Assistance listing No. 14.871

Recommendation: We recommend the Authority implements controls to ensure that required QC inspections are completed timely.

Explanation of disagreement with audit finding: There is no disagreement with the audit finding.

Action taken in response to finding: HALC has begun the process of scheduling the QC inspections for the current fiscal year, and will be completing them prior to December 31, 2026.

Name(s) of the contact person(s) responsible for corrective action: Robyn Cole, Deputy Director

Planned completion date for corrective action plan: December 31, 2026.

2025 – 002 Housing Choice Voucher Program – Assistance listing No. 14.871

Recommendation: We recommend the Authority implement processes to ensure that all proper documentation is being maintained during the rent reasonableness determination process for every tenant.

Explanation of disagreement with audit finding: There is no disagreement with the audit finding.

Action taken in response to finding: HALC has implemented additional training to the Housing Program Administrators as well as increased auditing of the tenant files in 2026.

Name(s) of the contact person(s) responsible for corrective action: Robyn Cole, Deputy Director

Planned completion date for corrective action plan: Implemented immediately

2025 – 003 Housing Choice Voucher Program – Assistance listing No. 14.871

Recommendation: We recommend that the Authority implement processes to ensure that all proper documentation is being maintained during the process for every tenant for eligibility determination.

Explanation of disagreement with audit finding: There is no disagreement with the audit finding.

Action taken in response to finding: HALC has implemented additional training to the Housing Program Administrators as well as increased auditing of the tenant files in 2026.

Name(s) of the contact person(s) responsible for corrective action: Robyn Cole, Deputy Director

Planned completion date for corrective action plan: Implemented immediately

2025 – 004 Housing Choice Voucher Program – Assistance listing No. 14.871

Recommendation: We recommend the Authority implements controls to ensure that failed HQS inspections are completed timely.

Explanation of disagreement with audit finding: There is no disagreement with the audit finding.

Action taken in response to finding: The HQS inspections are outsourced to a third party vendor. HALC will be meeting with the vendor to present the audit findings, and will have better oversight on their work moving forward.

Name(s) of the contact person(s) responsible for corrective action: Irma Jimenez, Housing Programs Manager

Planned completion date for corrective action plan: Meeting with the vendor will be held in October, with the expectation that performance will be adjusted immediately.

C.1 Resident Advisory Board (RAB) Comments

Resident Advisory Board: HALC continued efforts in 2026 to establish a Resident Advisory Board (RAB) to provide resident input on future PHA Plans and other agency matters. HALC has experienced difficulty recruiting residents who are both interested in participating and in good standing with their lease obligations. HALC will continue outreach and recruitment efforts with the goal of establishing a functioning RAB and increasing meaningful resident participation in agency planning.

C.2 Certification by State or Local Officials

See Form HUD-50077-SL

C.3 Civil Rights Certification

See Form 50077-ST-HCV-HP

C.4 Challenged Elements

n/a

D. Affirmatively Furthering Fair Housing (AFFH)

n/a

Certifications of Compliance with PHA Plan 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: 09/30/2027**

PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations including PHA Plan Elements that Have Changed

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson 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, hereinafter referred to as "the Plan," of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning* 2027, *in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g 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 (24 CFR § 91.2).
2. The Plan contains a signed certification by the appropriate State or local official (form HUD-50077-SL) that the Plan is consistent with the applicable Consolidated Plan, which includes any applicable fair housing goals or strategies, for the PHA's jurisdiction and a description of the way the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
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 Resident Advisory Board (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 way the Plan addresses these recommendations.
4. The PHA provides assurance as part of this certification that:
    i. The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
    ii. The changes were duly approved by the PHA Board of Directors (or similar governing body); and
    iii. The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours. Where possible, PHAs should make documents available electronically, for public inspection upon request.
5. 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. The PHA ensured all notices and meetings provided effective communication with persons with disabilities and further provided meaningful language access for persons with Limited English Proficiency (LEP).
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), Title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), the Violence Against Women Act (34 U.S.C. § 12291 et seq.), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs.
7. The PHA will affirmatively further fair housing, in compliance with the Fair Housing Act, 24 CFR § 5.150 et seq., 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering

fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies should be designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies should include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

8. For PHA Plans that include a policy for site-based waiting lists:
    - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module and/or its successor system: the Housing Information Portal (HIP) in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
    - 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; and
    - 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 903.7(o)(1).
9. The PHA will comply with the prohibitions against discrimination based on age pursuant to the Age Discrimination Act of 1975.
10. In accordance with the Fair Housing Act, the PHA will not base a determination of eligibility for housing on actual or perceived sexual orientation, or marital status and will not otherwise discriminate because of sex (including sexual orientation).
11. 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' for people with physical disabilities.
12. 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.
13. The PHA will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implement the 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 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.
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 2 CFR 200.302 and facilitate an effective audit to determine compliance with program requirements.
18. 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.
19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.

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 always be available at 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 and, where possible, should be made available for public inspection in an electronic format.
22. The PHA certifies that it is following all applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of Lincoln County	OR005
PHA Name	PHA Number/HA Code

✔ Annual PHA Plan for Fiscal Year 2027

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

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802)

Name of Executive Director: Karen Rockwell		Name Board Chairman: James Bassingthwaite	
Signature:	Date:	Signature:	Date:

This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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 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.

Civil Rights Certification
(Qualified PHAs)

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB Approval No. 2577-0226
Expires: 09/30/2027

Civil Rights Certification

Annual Certification and Board Resolution

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the 5-Year PHA Plan, hereinafter referred to as "the Plan," of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the fiscal year beginning 2027 *, in which the PHA receives assistance under 42 U.S.C. 1437f and/or 1437g in connection with the submission of the Plan and implementation thereof:*

The PHA certifies that it will carry out the public housing program of the agency in conformity with Title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), Title II of the Americans with Disabilities Act (42 U.S.C. 12101 *et seq*.), the Violence Against Women Act (34 U.S.C. § 12291 et seq.), and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, Title II of the Americans with Disabilities Act, the Violence Against Women Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of all HUD programs. The PHA will affirmatively further fair housing in compliance with the Fair Housing Act, 24 CFR § 5.150 et seq., 24 CFR § 903.7(o), and 24 CFR § 903.15, which means that it will take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. Specifically, affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially or ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws (24 CFR § 5.151). Pursuant to 24 CFR § 903.15(c)(2), a PHA's policies are designed to reduce the concentration of tenants and other assisted persons by race, national origin, and disability. PHA policies include affirmative steps stated in 24 CFR § 903.15(c)(2)(i) and 24 CFR § 903.15(c)(2)(ii). Furthermore, under 24 CFR § 903.7(o), a PHA must submit a civil rights certification with its Annual and 5-year PHA Plans, except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document. The PHA certifies that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing.

Housing Authority of Lincoln County	OR005
PHA Name	PHA Number/HA Code

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802)

Name of Executive Director:	Name of Board Chairperson:
Karen Rockwell	James Bassingthwaite
Signature: Date: 10/20/2026	Signature: Date: 10/20/2026

The information is collected to ensure that PHAs carry out applicable civil rights requirements.

Public reporting burden for this information collection is estimated to average 0.16 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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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: 09/30/2027

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

I, _____, the _____
Official's Name *Official's Title*

certify that the 5-Year PHA Plan for fiscal years _____ and/or Annual PHA Plan for fiscal year 2027 of the Housing Authority of Lincoln County is consistent with the
PHA Name

Consolidated Plan or State Consolidated Plan including any applicable fair housing goals or strategies to:

State of Oregon
Local Jurisdiction Name

pursuant to 24 CFR Part 91 and 24 CFR Part 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

HALC's FY 2027 Annual PHA Plan is consistent with the priorities established in Oregon Housing and Community Services' State Consolidated Plan, including expanding and preserving affordable housing, reducing homelessness, and promoting housing stability for low-income and vulnerable populations. HALC supports these priorities through affordable housing development, rental assistance programs, permanent supportive housing, preservation of existing housing, and coordination of regional homelessness and shelter resources. These efforts strengthen community partnerships and expand access to safe, stable, and affordable housing throughout Lincoln County.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct. WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Name of Authorized Official:	Title:
Signature:	Date: 10/20/2026

This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. 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 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.

PUBLIC NOTICE

Housing Authority of Lincoln County FY 2027 Annual Plan and Capital Fund Five-Year Action Plan

The Housing Authority of Lincoln County (HALC) has prepared its proposed FY 2027 Annual Plan and Capital Fund Five-Year Action Plan.

The proposed plans and related documents will be available for public review beginning October 2, 2026, at:

Housing Authority of Lincoln County
1039 NW Nye Street
Newport, OR 97365
Monday–Friday, 9:00 a.m.–4:00 p.m.

The plans will also be available at www.housinglincolncountyor.gov.

A public hearing will be held on November 17, 2026 at noon during the regular meeting of the Housing Authority of Lincoln County Board of Commissioners at:

Housing Authority of Lincoln County
1039 NW Nye Street
Newport, OR 97365

Written comments will be accepted through noon on November 17, 2026 and may be submitted to:

Executive Director
Housing Authority of Lincoln County
PO Box 1470
Newport, OR 97365

or by email to Krockwell@housinglincolncountyor.gov.

For additional information or to request a copy of the plans, contact HALC at (541) 265-5326.

HOUSING AUTHORITY OF LINCOLN COUNTY
INCOME LIMITS & DECONCENTRATION WORKSHEET
TO BE IMPLEMENTED EFFECTIVE 01-01-2027

Total Units Under ACC for HALC (OR005) 99

PHA-Wide Average Income All Families
(Public Housing Only)

	2025 Avg Income	**2026** Avg Income	***January 2027 Implementation***
Project 5001- Fircrest - 30 units 15 buildings	$25,731	$22,569	**House Below PHA-Wide Average**
Project 5002 - Oceanspray - 30 units 15 buildings	$25,565	$28,634	WEIR=Within Established Income Range
Project 5005 - Sites A,B,C & D - 25 units 6 buildings	$25,538	$29,294	WEIR=Within Established Income Range
Project 5010 - Depoe Bay - 6 units - 1 building	$17,334	$20,624	**House Below PHA-Wide Average**
Project 5013 - Gladys Street Apts - 4 units 1 building	$25,108	$31,272	WEIR=Within Established Income Range
Project 5014 - Coast & High Apts 4 units 1 building	$39,022	$39,355	**House Above PHA-Wide Average**

> = Families with lower than "PHA Avg Income"

< = Families with higher than "PHA Avg Income"

Established Ranges

	PHA Ave Inc	@ 85%	@ 115%
PHA-WIDE Ave Income ALL Families =	**$28,625**	$24,331	$32,918.75

FY 2025 Median Family income is $ 82,600

** No HALC project meets the contiguous building definition in the rule

**All projects qualify as requirement applies to the entire project.

	Units	Status
60%	59	WEIR=Within Established Income Range
4%	4	**House Above PHA-Wide Average**
36%	36	**House Below PHA-Wide Average**