



HOUSING AUTHORITY OF LINCOLN COUNTY
2024 Annual Plan

Streamlined Annual PHA Plan (Small PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires: 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The Form HUD-50075-SM is to be completed annually by **Small PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, HCV-Only PHA, or Qualified PHA do not need to submit this form.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (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 housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.			
A.1	PHA Name: Housing Authority of Lincoln County PHA Code: OR005 PHA Type: X Small PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/01/2024 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units 99 Number of Housing Choice Vouchers (HCVs) 570 Total Combined 669 PHA Plan Submission Type: X Annual Submission <input type="checkbox"/> Revised Annual Submission			
	<p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at 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 website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p>			
	<input type="checkbox"/> 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 Submitted with 5-Year PHA Plans. Required elements for Small PHAs completing this document in years in which the 5-Year Plan is also due. This section does not need to be completed for years when a Small PHA is not submitting its 5-Year Plan. See sub-section below for required elements in all other years (Years 1-4).
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Five-Year PHA Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office Review.</p>
B.2	<p>New Activities.</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current 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.</p>
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p>
B.4	<p>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.</p>

<p>B.5</p>	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<p>Plan Elements Submitted All Other Years (Years 1-4). Required elements for all other fiscal years. This section does not need to be completed in years when a Small PHA is submitting its 5-Year PHA Plan.</p>	
<p>B.1</p>	<p>New Activities</p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/> x Hope VI or Choice Neighborhoods. <input type="checkbox"/> <input checked="" type="checkbox"/> x Mixed Finance Modernization or Development. <input type="checkbox"/> <input checked="" type="checkbox"/> x Demolition and/or Disposition. <input type="checkbox"/> <input checked="" type="checkbox"/> x Conversion of Public Housing to Tenant-Based Assistance. <input type="checkbox"/> <input checked="" type="checkbox"/> x Conversion of Public Housing to Project-Based Assistance under RAD. <input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers. <input type="checkbox"/> <input checked="" type="checkbox"/> x Units with Approved Vacancies for Modernization. <input type="checkbox"/> <input checked="" type="checkbox"/> x Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current 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.</p> <p>(c) If using Project-Based Vouchers, provide the projected number of project-based units, general locations, and describe how project-basing would be consistent with the PHA Plan.</p> <p>The Housing Authority of Lincoln County (HALC) is currently developing a 44 unit Low-Income Housing Tax Credit (LIHTC) project with property acquired by Lincoln County through a direct allocation of state disaster credits. The project (Wecoma Place) is utilizing eight (8) Project-Based Vouchers (PBV) and funding through the Local Innovation Fast Track (LIFT) rental housing program. The project is expanding the availability of one- and two-bedroom units.</p> <p>The Housing Authority is currently evaluating two potential property acquisitions on existing apartment complexes and may consider the use of Disposition funds from the previous sale of scatter homes sites in 2020 as well as possible use of PBV's. These site are deep restricted for affordable housing.</p> <p>The organization is in project development (pre-construction) for a 12-home townhome complex also utilizing the state disaster relief and LIFT funds and will be applying for PBV's as well. The project is geared towards those that were displaced through the Oregon wildfires and will have additional funding needs.</p> <p>(d) The PHA must submit its Deconcentration Policy for Field Office Review. Attachment B.1</p>
<p>B.2</p>	<p>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.</p> <p>2023-2027 5YAP approved 9/16/2023</p>
<p>C</p>	<p>Other Document or Certification Requirements for Annual Plan Submissions. Required in all submission years.</p>

<p>C.1</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> X</p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p> <p><u>HALC does not currently have a Resident Advisory Board. To include/gather input from the residents HALC advertised the public hearing to the residents in the monthly resident newsletter and through a direct mailing to solicit feedback. With the pandemic and internal staffing capacity/turnover, it has been difficult to establish community input. HALC believes that this is an important component to our work, and will be exploring the creation of a Resident Advisory Board for future Annual Plans.</u></p>
<p>C.2</p>	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<p>C.3</p>	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-CRT-SM, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

C.4 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
 X

If yes, include Challenged Elements.

D.

Affirmatively Furthering Fair Housing (AFFH).

D.1

Affirmatively Furthering Fair Housing.

Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Attachment D.1

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Fair Housing Goal:

Describe fair housing strategies and actions to achieve the goal

Instructions for Preparation of Form HUD-50075-SM Annual Plan for Small PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

**Certifications of Compliance with
PHA Plan and Related Regulations
(Small PHAs)**

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
OMB No. 2577-0226
Expires 3/31/2024

**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 JAN 1, 2024 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 certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice (AI) or Assessment of Fair Housing (AFH) as applicable, for the PHA's jurisdiction and a description of the manner in which 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 Board or Boards in developing the Plan, and considered the recommendations of the Board or Boards (24 CFR § 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA certifies that the following policies, programs, and plan components have been revised since submission of its last

Annual PHA Plan (check all policies, programs, and components that have been changed):

903.7a Housing Needs

903.7b Deconcentration and Other Policies Governing Eligibility, Selection, Occupancy, and Admissions

Policies

903.7c Financial Resources

903.7d Rent Determination Policies

903.7h Demolition and Disposition

903.7k Homeownership Programs

903.7r Additional Information

A. Progress in meeting 5-year mission and goals

B. Criteria for substantial deviation and significant amendments

C. Other information requested by HUD

1. Resident Advisory Board consultation process

2. Membership of Resident Advisory Board

3. Resident membership on PHA governing board

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.
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.
 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.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.

7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.
8. For a PHA Plan that includes a policy for site-based waiting lists:
 - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting lists would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing; 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(c)(1).
9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.
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.
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 acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
15. The PHA will provide 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 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.

- 18. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, 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 be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
- 22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Housing Authority of Lincoln County
PHA Name

OR0005
PHA Number/HA Code

5-Year PHA Plan for Fiscal Years 20__ - 20__

Annual PHA Plan for Fiscal Year ~~2023~~ 2024

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 Executive Director: Karen Rockwell

Name of Board Chairman: James Bassingthwaite

Signature *Karen Rockwell*

11/21/23
Date

Signature *[Handwritten Signature]*

11/21/23
Date

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. 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. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**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 3/31/2024

**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 2024 of the Housing Authority of Lincoln is consistent with the
PHA Name *County*

Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair
Housing Choice or Assessment of Fair Housing (AFH) as applicable to the

Local Jurisdiction Name

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

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

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012, 31 U.S.C. 3729, 3802)

Name of Authorized Official:	Title:
Signature:	Date:

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

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HOUSING AUTHORITY OF LINCOLN COUNTY
2024 Annual Plan

Attachment B.1

DECONCENTRATION POLICY

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 of our 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, three are currently below and three are above the established range, based on the agency-wide average income.

Project 5001 is located eight 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.

HOUSING AUTHORITY OF LINCOLN COUNTY
 INCOME LIMITS & DECONCENTRATION
 WORKSHEET

TO BE IMPLEMENTED EFFECTIVE 01-01-2024

Total Units Under ACC for HALC (OR005) 99

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

2022 Beginning
 2023
 January 2024 Implementation

	2022 Beginning	2023	January 2024 Implementation
Project 5001 - Fircrest - 30 units 15 buildings	\$19,695	\$23,609	House Above PHA-Wide Average
Project 5002 - Oceanspray - 30 units 15 buildings	\$27,667	\$24,684	House Above PHA-Wide Average
Project 5005 - Sites A, B, C & D - 25 units 6 buildings	\$19,534	\$24,600	House Above PHA-Wide Average
Project 5010 - Depoe Bay - 6 units - 1 building	\$22,073	\$16,766	House Below PHA-Wide Average
Project 5013 - Gladys Street Apts - 4 units 1 building	\$18,633	\$19,982	House Below PHA-Wide Average
Project 5014 - Coast & High Apts 4 units 1 building	\$46,286	\$21,747	House Below PHA-Wide Average
		Avg. Income	

- > = Families with lower than "PHA Avg Income"
- < = Families with higher than "PHA Avg Income"

Established Ranges

PHA Avg Inc	@ 85%	\$18613	@ 115%	\$25183
PHA-WIDE Ave Income ALL Families = \$20,898				

FY 2023 Median Family income is \$50,775

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

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

Information based on final rule requirements - 12/22/00 and amendment 2/5/01 & 8/6/02

Units	Status	WEIR=Within Established Income Range
0	0%	House Below PHA-Wide Average
14	14%	House Above PHA-Wide Average
85	86%	
	99	

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Statement of capital improvements

From 2020 throughout 2022 HALC experienced significant delays in performing capital improvements due to COVID restrictions, lack of availability of contractors, and staff capacity. HALC addressed these issues by hiring additional maintenance staff and an asset and development manager to coordinate the capital improvements. HALC has also contracted out groundskeeping service across all our properties, freeing up our force labor staff availability.

The following is a list of capital improvements completed in 2023 or currently underway.

Coast and High roof replacement- completed spring 2023.

Oceanspray duplexes roof jack replacements- completed Fall 2023.

Oceanspray duplexes window replacement- contracted, start date TBD.

Fircrest door and window replacements- work is currently underway will be completed soon.

Fircrest garbage enclosures replacement- work is underway and will be completed soon.

Site B sidewalk and driveway ramp replacement, completed spring 2023

HALC continues to prioritize a backlog of capital improvements and rehabilitation projects. Many of the capital improvements are dependent on stretches of non-rainy weather, so are likely to be added to contractors' calendars in the spring after the winter rain subsides.

Housing Authority of Lincoln County

2024 Annual plan

Attachment D.1

Mission and goals progress report

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

In furtherance of the goal to expand assisted housing in Lincoln County, HALC has partnered with the Stewardship group and is currently constructing a 44-unit 1,2- and 3-bedroom LIHTC mixed-funding development in Lincoln City. Groundbreaking for this development took place in the fall 2022 and is scheduled for completion in March 2024.

HALC has purchased a 2.5 acre cleared lot in Depoe Bay and is currently in the pre-construction phase of a mixed funding 12-unit multi-family housing development consisting of 1 and 2-bedroom units utilizing LIFT and DRR funding.

HALC has partnered with the Lincoln County Health and Human Services Department (LCHHS) to purchase a 2.66-acre lot in North Lincoln City. HALC will build and operate a 28-unit mental health supportive housing complex specifically designed to meet the affordable housing need of those with persistent mental health issues. LCHHS will utilize a portion of the property to build a new mental health clinic providing additional support to those clients on site. These two structures will be utilizing about half of the lot leaving the other half, suitable for up to about 44 additional units, available to HALC for future affordable housing development.

HALC disposed of 18 individual scattered homes sites in 2020 and will continue to leverage the proceeds in future developments to increase the overall units available.

HALC goal 2: Increase assisted housing choices.

HALC continues to explore potential acquisition and rehab opportunities of existing properties. The HALC is currently engaged with Community Services Consortium (CSC), the owner of two developments in Newport, to potentially purchase these two properties operating currently with a 60-year affordable housing deed restriction. HALC remains committed to developing collaborative relationships with our community partners including LCHHS, CSC, The Agape Respite Center, Centro De Ayuda, the Cities of Newport, Lincoln City, Depoe Bay and others as well as the County government and several local support service organizations.

HALC goal 3 Improve quality of assisted housing by improving management.

HALC continues to improve communication by providing regular resident newsletters. The newsletters highlight the efforts being undertaken by HALC to maintain, rehab and acquire affordable housing throughout our service area as well as important community information and updates on programs and resident services.

HALC has recently redesigned its web page, making it easier for residents, potential residents, landlords, contractors, and others to easily access information related to programs and projects. The new webpage is available in seven languages with the click of a button, thus making it more accessible to a wider portion of the population.

HALC hired a dedicated asset and development manager in December of 2022. The asset and development manager has obligated the previous Capital Fund grants from 2019, 2020 that had previously been delayed, to 100% and 2022 to 91%. These obligations represent multiple large scale rehabilitation projects throughout HALC portfolio of properties. This position is also integral to the development of three new affordable housing developments HALC is currently undertaking as well as a variety of special projects providing an added benefit to the community.

HALC goal 4: Explore other housing related opportunities for agency growth and expansion to provide enhanced housing serviced needed in the community.

The Lincoln County Homeless advisory board designated HALC as the Lincoln County “office of homelessness” in 2023. In taking on this role HALC has taken the lead in advancing homeless services in the county. HALC recently purchased a commercial building in Newport to be used as a winter shelter operated by LCHHS for housing the homeless overnight during the winter months and to be utilized during daylight hours several days a week for access to showers, laundry machines mail services.

HALC goal 5: Promote self-sufficiency and asset development of assisted households by providing or attracting youth & family supportive services to promote self-sufficiency and self-worth.

Our Resident Services Manager is available to assist tenants with services, referrals, and warm hand off to reputable and vetted community organizations. HALC also provides an afterschool program that allows single parent household youth to attend, free of charge. HALC continuously applies for grants, based on resident needs, that allow growth on programs for youths and families, purposely held and HALC community centers, to eliminate the transportation barrier. All services and events are free of charge.

HALC Goal 6: Ensure equal opportunity and affirmatively further fair housing by undertaking affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability.

HALC has made several efforts to accomplish goal 6 including, hiring bilingual staff, subscribing to a language line translator service, and posting signage and making materials available in English and Spanish.

