



HOUSING AUTHORITY OF LINCON COUNTY
2023 Annual Plan

Streamlined Annual PHA Plan <i>(Small PHAs)</i>	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	<p>PHA Name: <u>Housing Authority of Lincoln County</u> PHA Code: <u>OR005</u> PHA Type: <input checked="" type="checkbox"/> Small PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/01/2023</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>99</u> Number of Housing Choice Vouchers (HCVs) <u>570</u> Total Combined <u>669</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at 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> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 20%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 10%;">HCV</th> </tr> </thead> <tbody> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV	Lead PHA:																	
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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 checked="" 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</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods. <input checked="" type="checkbox"/> <input type="checkbox"/> Mixed Finance Modernization or Development. <input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition. <input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance. <input type="checkbox"/> <input checked="" type="checkbox"/> 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"/> Units with Approved Vacancies for Modernization. <input type="checkbox"/> <input checked="" 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.</p> <p><i>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.</i></p> <p><i>The organization is in project development (pre-construction) for a 12-home townhome complex also utilizing the state disaster relief funds. The project is geared towards those that were displaced through the Oregon wildfires and will have additional funding needs.</i></p> <p><i>Capital improvements are in the “Request for Bid” stage for our public housing located in Toledo, Oregon. The several of the units at 1420 SE Fircrest Way will be updated with new doors and windows (this is the continuation of a project where a portion had already received the upgrades). The funding is coming from the Capital Funds.</i></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><i>Project-Based Vouchers at the Wecoma Place apartment complex in Lincoln City will enable the creation of smaller units that are in high demand throughout the county. This development will consist of 34 one-bedroom and 10 two-bedroom units while also making the construction of the project more financially feasible.</i></p> <p>(d) The PHA must submit its Deconcentration Policy for Field Office Review.</p> <p><i>See attachment B.2 "Deconcentration Policy"</i></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><i>Form HUD 50075.2, Five-Year Action Plan for 2022-2026 is in process of being submitted. The HUD 50075.2, Five-Year Action Plan for 2021-2025 was approved by HUD on 08/02/2021 in the EPIC system.</i></p>
<p>C 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><i>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</i></p>

	<p><i>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.</i></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>			
<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> <p><i>There are no changes.</i></p>			
<p>C.4</p>	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>			
<p>D.</p>	<p>Affirmatively Furthering Fair Housing (AFFH).</p>			
<p>D.1</p>	<p>Affirmatively Furthering Fair Housing.</p> <p>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</p> <table border="1" data-bbox="191 1409 1459 1860"> <tr> <td data-bbox="191 1409 1459 1451"> <p>Fair Housing Goal:</p> </td> </tr> <tr> <td data-bbox="191 1451 1459 1860"> <p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p> </td> </tr> </table> <table border="1" data-bbox="191 1860 1459 1921"> <tr> <td data-bbox="191 1860 1459 1921"> <p>Fair Housing Goal:</p> </td> </tr> </table>	<p>Fair Housing Goal:</p>	<p><u><i>Describe fair housing strategies and actions to achieve the goal</i></u></p>	<p>Fair Housing Goal:</p>
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HOUSING AUTHORITY OF LINCOLN COUNTY
2023 Annual Plan

Attachment B.2

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, two 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 01-01-2023

Total Units Under ACC for HALC (OR005) 99

2021 2022

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

Beginning

January 2023 Implementation

	Avg Income		
Project 5001 - Fircrest - 30 units 15 buildings	\$15,248	\$19,695	House Above PHA-Wide Average
Project 5002 - Oceanspray - 30 units 15 buildings	\$22,773	\$27,667	House Below PHA-Wide Average
Project 5005 - Sites A,B,C & D - 25 units 6 buildings	\$18,833	\$19,534	House Above PHA-Wide Average
Project 5010 - Depoe Bay - 6 units - 1 building	\$21,184	\$22,073	WEIR=Within Established Income Range
Project 5013 - Gladys Street Apts - 4 units 1 building	\$14,366	\$18,633	House Above PHA-Wide Average
Project 5014 - Coast & High Apts 4 units 1 building	\$45,114	\$46,286	House Below PHA-Wide Average

Established Ranges

@ 85% \$20,414 @ 115% \$27,620

PHA Avg Inc
\$24,017

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

PHA-WIDE Ave Income ALL Families =

FY 2022 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
6	6%	WEIR=Within Established Income Range
34	34%	House Below PHA-Wide Average
59	60%	House Above PHA-Wide Average
99	99%	

Attachment B.4

Housing Authority of Lincoln County (HALC) Annual Plan 2023

Statement of Capital Improvements

Listed below are the open Capital Fund Grants from prior year awards. Progress on these work items was delayed in 2021 due to COVID-19 restrictions, availability of contractors and staff capacity. HALC is addressing these obstacles and is in the process of hiring a dedicated “Asset Manager” to coordinate the capital maintenance improvements. In addition, the RFP for the work at “Fircrest” is in process and our distribution list for contractors has been expanded to reach a wider audience.

“Fircrest” in Toledo, Oregon is the oldest public housing project in our portfolio. HALC will be completing a large scale door, lock and window replacement project, enhancing the landscaping, and adding trash and recycling enclosures. This will be followed up with a full painting of the exterior of all of the units.

A simultaneous priority is a roof replacement at “Coast and High” in Newport.

The lobby expansion (included in the 2021 Capital Fund Grant) is complete and has allowed us to re-open to the public after our closure due to COVID. The remodel included a bathroom for walk-ins, a small/private meeting space for one on one conversations with tenants and Section 8 recipients, and a secure and protected receptionist area that allows communication with a COVID barrier and a security door for safe access. The Environmental Review process on 2018-2022 5YR Plan was completed August 2019.

HALC notified the HUD Portland Field Office (FO) of the need to replace the support beams and posts at the south end of the Lincoln County Housing Authority Main office building. In June 2019, HUD completed a Part 50 Environmental Review for Capital Work associated with Group 2, which includes the main office, and further updated the review in November 2021 for work associated with remodeling and expanding the footprint of the main office. The project was approved and completed in 2022.