



HOUSING AUTHORITY OF LINCOLN COUNTY

1039 NW Nye Street, Newport OR 97365

The Housing Authority of Lincoln County announces the sale of scattered site houses located throughout Lincoln County – Waldport to Neotsu. It is the intention of the Authority to take revenues generated from these scattered site house sales to purchase or build one-bedroom affordable units to satisfy the high demand reflected on the agency’s one-bedroom waiting list.

The Authority’s mission is to provide and preserve affordable housing units in Lincoln County.

Given the diversity of the Authority’s current units and waiting list volume, as well as other rental unit inventory available in the county; one-bedroom affordable units are in high demand because there are so few.

About the houses being offered for sale:

Each house has a minimum price offer, based on a 2020 real estate appraisal. Houses offered have an offer deadline of April 15th 5:00pm at the Housing Authority Office. Houses in the group will be shown by open house or appointment.

Each house is unique with many variables. Open houses and private showings opportunities will be advertised so potential buyers can explore each available house for sale in a group. Most houses are 3 bedrooms - 1 bath, with some exceptions. Houses may or may not have the following: fenced yard, appliances, fireplace, utility room, second bath or ½ bath, garage (single-car or double-car), new floor coverings, and other options. In addition, a few houses have septic tanks versus public sewer. These houses were rentals and, as such, are sold in “AS IS” condition. Buyers are responsible for all inspections and due diligence to determine if the house is acceptable for financing and/

or occupancy. Buyers may use a realtor with the understanding that commission is paid at 3% and split between buyer and seller 50/50.

Families who were living in these houses were provided a moving allowance to relocate to other units owned by the Authority or to community owned units or move from Lincoln County. The relocation process has taken about one-year to finalize.

Opportunity for buyers and buyer qualifications:

Interested buyers should understand the agency’s intention in selling these houses is to create affordable house sales for those first-time buyers or moderate-income households that are priced out of the existing market. To satisfy this goal, the Authority has set two classes of potential buyers:

Preference buyers who must qualify by earning preference points.

One point is awarded based on documentation submitted of eligible earnings (80%-120% of Area Median Income, figure set by HUD),

Verification would include 2020 tax return or income verification from lending institution.

one-point for documented first-time home buyer, certificate of eligibility for state housing program, verification of training

A maximum of 2 preference points can be associated with an individual offer. The preference buyer with the most points and highest offer will be awarded the purchase. (Should there be more than one preference buyer offer that results in a tie based on preference points and offer price; those names will be put into a drawing, at random, with the drawn name awarded the purchase.)

Community members are encouraged to submit an offer. Buyers not eligible as preference buyers are designated as traditional buyers with the following conditions.

Traditional buyers: Only if there is no preference buyer house offer submitted will private traditional buyers be considered. A traditional buyer offer is contingent on:

- highest offer submitted on Authority forms,
- earnest money included,
- pre-approved lending institution letter verifying cash available or mortgage approval for purchase offer.

All buyers must:

Use standardized forms provided by the Housing Authority regardless of whether they choose to work with a realtor or not.

Failure to use these forms will disqualify the offer submitted. Provide proof of lending approval or cash deposit for the amount of offer presented on a specific house.

Enclosed earnest money of \$1,500 in cashier’s check or money order made out to Housing Authority Submit offer prior to offer deadline for house group, April 15th 5:00 pm.

Further details regarding the offer process, Open House schedule, and private showings can be answered by Debra Jones with the Housing Authority at 541-265-5326 x-305, Monday through Friday, 8AM – 5PM. Visit HALC.INFO

Open House Schedule available on-line at Housing Authority website halc.info

FY 2020 Income Limits Summary

HUD Area Median Income Limits for Lincoln County

Buyer Preference is given to Buyers whose income is within 80% and 120% Area Median Income.

Median Family Income	FY 2020 Income Limit Category	Persons in Family							
		1	2	3	4	5	6	7	8
\$55,800	Low (80%) Income Limits (\$)	\$34,400	\$39,300	\$44,200	\$49,100	\$53,050	\$57,000	\$60,900	\$64,850
	Income (120%) Limits (\$)	\$51,600	\$59,050	\$66,350	\$73,700	\$79,700	\$85,550	\$91,450	\$97,300

Open House Schedule available on-line at Housing Authority website halc.info