



**HOUSING AUTHORITY OF LINCOLN
COUNTY**
2020 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: 02/29/2016

Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. Form HUD-50075-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 of 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, or at risk of being designated as troubled, and that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 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 exceeds 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 <input type="checkbox"/> High Performer PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>01/01/2020</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Public Housing (PH) Units <u>119</u> Number of Housing Choice Vouchers (HCVs) <u>507</u> Total Combined <u>626</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;"> <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> </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.	Annual Plan Elements Submitted with 5-Year PHA Plans. Required elements for all 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 PHA is not submitting its 5-Year Plan. See Section C for required elements in all other years (Years 1-4).
B.1	<p>Revision of 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 checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Substantial Deviation.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</p> <p>(b) The PHA must submit its Deconcentration Policy for Field Office Review. See Attachment G</p> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below: See Attachment F</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 checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><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. 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> <p>See Attachment H</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> <p>See 5-year Plan (see Attachment A)</p>
C.	Annual 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 PHA is submitting its 5-Year PHA Plan.

<p>C.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 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"/> Project Based Vouchers.</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.</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>(d) The PHA must submit its Deconcentration Policy for Field Office Review.</p>
<p>C.2</p>	<p>Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</p> <p><i>Form 50077-SM, Certification of Compliance with PHA Plans and Related Regulations</i>, including Item 5 must be submitted by the PHA as an electronic attachment to the PHA Plan. Item 5 requires certification on whether plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public.</p>
<p>D Other Document or Certification Requirements for Annual Plan Submissions. Required in all submission years.</p>	
<p>D.1</p>	<p>Civil Rights Certification.</p> <p><i>Form 50077-SM-HP, Certification of Compliance with PHA Plans and Related Regulations</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan. See Attachment K</p>
<p>D.2</p>	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y N</p> <p><input type="checkbox"/> <input type="checkbox"/></p> <p>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>D.3</p>	<p>Certification by State or Local Officials.</p> <p><i>Form HUD 50077-SL, 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. See Attachment K</p>
<p>E. Statement of Capital Improvements. Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP). See Attachment I</p>	
<p>E.1</p>	<p>Capital Improvements. Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) and the date that it was approved by HUD. See HUD Form 50075.2, Five-Year Action Plan 2018-2022 was approved by HUD on 9/10/2018, in the EPIC system.</p>

Instructions for Preparation of Form HUD-50075-SM

Annual Plan for Small and High Performing PHAs

A. PHA Information. All PHAs must complete this section.

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Inventory**, **Number of Public Housing Units and or Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan. ([24 CFR §903.23\(4\)\(e\)](#))

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

B. Annual Plan. PHAs must complete this section during years where the 5-Year Plan is also due. (24 CFR §903.12)

B.1 Revision of PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income), (ii) elderly families and families with disabilities, and (iii) households of various races and ethnic groups residing in the jurisdiction or on the waiting list based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. ([24 CFR §903.7\(a\)\(1\)](#)) and 24 CFR §903.12(b). Provide a description of the PHA’s strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent it pertains to the housing needs of families that are on the PHA’s public housing and Section 8 tenant-based assistance waiting lists. ([24 CFR §903.7\(a\)\(2\)](#)(ii) and 24 CFR §903.12(b).

Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions. Describe the PHA’s admissions policy for deconcentration of poverty and income mixing of lower-income families in public housing. The Deconcentration Policy must describe the PHA’s policy for bringing higher income tenants into lower income developments and lower income tenants into higher income developments. The deconcentration requirements apply to general occupancy and family public housing developments. Refer to 24 CFR §903.2(b)(2) for developments not subject to deconcentration of poverty and income mixing requirements. ([24 CFR §903.7\(b\)](#)) Describe the PHA’s procedures for maintaining waiting lists for admission to public housing and address any site-based waiting lists. ([24 CFR §903.7\(b\)](#)) A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for both public housing and HCV. ([24 CFR §903.7\(b\)](#)) Describe the unit assignment policies for public housing. ([24 CFR §903.7\(b\)](#))

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA operating, capital and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support public housing or tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. ([24 CFR §903.7\(c\)](#))

Rent Determination. A statement of the policies of the PHA governing rents charged for public housing and HCV dwelling units, including applicable public housing flat rents, minimum rents, voucher family rent contributions, and payment standard policies. ([24 CFR §903.7\(d\)](#))

Homeownership Programs. A description of any homeownership programs (including project number and unit count) administered by the agency or for which the PHA has applied or will apply for approval. For years in which the PHA’s 5-Year PHA Plan is also due, this information must be included only to the extent that the PHA participates in homeownership programs under section 8(y) of the 1937 Act. ([24 CFR §903.7\(k\)](#)) and 24 CFR §903.12(b).

Substantial Deviation. PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. ([24 CFR §903.7\(r\)\(2\)\(i\)](#))

Significant Amendment/Modification. PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan. Should the PHA fail to define ‘significant amendment/modification’, HUD will consider the following to be ‘significant amendments or modifications’: a) changes to rent or admissions policies or organization of the waiting list; b) additions of non-emergency public housing CFP work items (items not included in the current CFP Annual Statement or CFP 5-Year Action Plan); or c) any change with regard to demolition or disposition, designation, homeownership programs or conversion activities. See guidance on HUD’s website at: [Notice PIH 1999-51](#). ([24 CFR §903.7\(r\)\(2\)\(ii\)](#))

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

PHAs must submit a Deconcentration Policy for Field Office review. For additional guidance on what a PHA must do to deconcentrate poverty in its development and comply with fair housing requirements, see [24 CFR 903.2](#). ([24 CFR §903.23\(b\)](#))

B.2 New Activities. If the PHA intends to undertake any new activities related to these elements or discretionary policies in the current Fiscal Year, mark “yes” for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark “no.”

Hope VI or Choice Neighborhoods. **1)** A description of any housing (including project name, number (if known) and unit count) for which the PHA will apply for HOPE VI; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

Mixed Finance Modernization or Development. **1)** A description of any housing (including name, project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

Demolition and/or Disposition. Describe any public housing projects owned by the PHA and subject to ACCs (including name, project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and **(2)** A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

Conversion of Public Housing. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

Project-Based Vouchers. Describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b)(1)) If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants)..

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.7(r)(1))

C. Annual Plan. PHAs must complete this section during years where the 5-Year Plan is not due. (24 CFR §903.12)

C.1 New Activities. If the PHA intends to undertake any new activities related to these elements in the current Fiscal Year, mark "yes" for those elements, and describe the activities to be undertaken in the space provided. If the PHA does not plan to undertake these activities, mark "no."

Hope VI or Choice Neighborhoods. **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for HOPE VI or Choice Neighborhoods; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Hope VI or Choice Neighborhoods is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

Mixed Finance Modernization or Development. **1)** A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Mixed Finance Modernization or Development; and **2)** A timetable for the submission of applications or proposals. The application and approval process for Mixed Finance Modernization or Development is a separate process. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/programs/ph/hope6/index.cfm>. (Notice PIH 2010-30)

Demolition and/or Disposition. Describe any public housing projects owned by the PHA and subject to ACCs (including project number and unit numbers [or addresses]), and the number of affected units along with their sizes and accessibility features) for which the PHA will apply or is currently pending for demolition or disposition; and **(2)** A timetable for the demolition or disposition. This statement must be submitted to the extent that approved and/or pending demolition and/or disposition has changed. The application and approval process for demolition and/or disposition is a separate process. See guidance on HUD's website at: http://www.hud.gov/offices/pih/centers/sac/demo_dispo/index.cfm. (24 CFR §903.7(h))

Conversion of Public Housing. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA is required to convert or plans to voluntarily convert to tenant-based assistance; **2)** An analysis of the projects or buildings required to be converted; and **3)** A statement of the amount of assistance received to be used for rental assistance or other housing assistance in connection with such conversion. See guidance on HUD's website at: <http://www.hud.gov/offices/pih/centers/sac/conversion.cfm>. (24 CFR §903.7(j))

Conversion of Public Housing. Describe any public housing building(s) (including project number and unit count) owned by the PHA that the PHA plans to voluntarily convert to project-based assistance under RAD. See additional guidance on HUD's website at: [Notice PIH 2012-32](http://www.hud.gov/offices/pih/centers/sac/conversion.cfm)

Project-Based Vouchers. Describe any plans to use HCVs for new project-based vouchers. (24 CFR §983.57(b)(1)) If using project-based vouchers, provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.

Units with Approved Vacancies for Modernization. The PHA must include a statement related to units with approved vacancies that are undergoing modernization in accordance with [24 CFR §990.145\(a\)\(1\)](http://www.hud.gov/offices/pih/centers/sac/conversion.cfm).

Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

C.2 Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing form HUD-50077 SM-HP.

D. Annual Plan. PHAs must complete this section in all years.

- D.1 Civil Rights Certification.** Form HUD-50077 SM-HP, *PHA Certifications of Compliance with the PHA Plans and Related Regulation*, must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the AFFH Certification if: it can document that it examines its programs and proposed programs to identify any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. ([24 CFR §903.7\(o\)](#))
- D.2 Resident Advisory Board (RAB) comments.** If the RAB provided comments to the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. ([24 CFR §903.13\(c\)](#), [24 CFR §903.19](#))
- D.3 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. ([24 CFR §903.15](#))
- E. Statement of Capital Improvements.** PHAs that receive funding from the Capital Fund Program (CFP) must complete this section. ([24 CFR 903.7 \(g\)](#))
- E.1 Capital Improvements.** In order to comply with this requirement, the PHA must reference the most recent HUD approved Capital Fund 5 Year Action Plan. PHAs can reference the form by including the following language in Section C. 8.0 of the PHA Plan Template: "See HUD Form 50075.2 approved by HUD on XX/XX/XXXX."

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the 5-Year and Annual PHA Plan. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 16.64 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. 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 Act 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.

B.1 Revision of PHA Plan Elements.

Attachment F

Statement of Housing Needs and Strategy for Addressing Housing Needs.

Residents of Lincoln County at the low to moderate income levels are faced with a more difficult task of finding safe, decent, and affordable housing. This is due in part to the lack of new units being built, increase in vacation rental properties taking some of the previous rental stock out of the market, and the barriers that many low-income household face in competing for a rental unit in a tight rental market.

The Housing Authority of Lincoln County works with families below 50% of MFI for our Housing Choice Voucher Program. Over the last ten years, we have seen the family composition of participants as well as applicants to the HCV program transition from families with children to single, elderly or disabled households. The lack of available one-bedroom units in our jurisdiction has made it difficult, even with housing subsidy, for this population to find safe, decent housing. HUD’s FMR for the coastal communities has made it difficult for existing units to qualify at the current market rental rates. Development of new housing units has been limited due to lack of available land located close to community resources and the higher construction costs to develop multi-family units in the coastal communities.

The length of the wait list for one-bedroom units within our Public Housing Program is disproportionate to the number of one bedroom units in our inventory. 53% of the agency’s housing stock is three and four bedroom units, while the demand for this size has decreased over the last twenty years. The HCV program has been the most popular program for applicants, as they make the choice of where their housing unit is located. However, in recent years with lack of available housing, the public housing occupancy rate has greatly increased and stabilized, as residents have less choices for moving.

Housing Needs of Families on the Waiting List for Housing Choice Vouchers and Public Housing

		# of Families	% of Total Families
Section 8 HCV Wait List	396 apps w/Local Pref	1260	78%
Public Housing Wait List		351	22%
Total for Both Programs		1611	100%
Extremely Low Income 30% or less of AMI		1294	80%
Very Low Income 50% or less of AMI		281	18%
Low Income 80% or less of AMI		36	2%
Elderly Households		407	25%
Non-Elderly Households		1204	75%
Disabled Head of Household		870	54%
White		1400	87%
Black/African American		101	6%
American Indian/Alaska Native		84	5%
Asian		14	1%
Native Hawaiian/Pacific Island		12	1%
Hispanic		73	4.5%
Non- Hispanic		1538	95.5%

Wait List Characteristics by Bedroom Size			
1 Bedroom		912	57%
2 Bedroom		408	25%
3 Bedroom		244	15%
4 Bedroom		45	3%
5 Bedroom		2	

HALC's strategies for addressing the housing needs of our population are listed below:

- Work to increase the availability of affordable, accessible housing by pursuing public/private partnerships to obtain government subsidies for increasing the number of affordable units, by acquisition or new development. Supporting the applications of other developers of affordable housing to bring more units to Lincoln County.
 - Create a comprehensive plan for the Agency to possibly increase the density of units on some of our existing properties.
 - Transitioning HALC's property portfolio of units to more accurately reflect the needs of the applicants on our wait lists.
 - Work collaboratively with other local agencies to support and submit successful applications for supportive housing for special needs populations such as those with disabilities, victims of domestic violence, people suffering from mental illness, or substance abuse disorder, and households with criminal histories. Also working with these local agencies to secure supportive services for these special needs populations.
 - Appeal to HUD the low FMR rates for our jurisdiction, which makes existing units inaccessible to HCV participants.
 - Educate private rental landlords on the benefits of participating in the HCV program. Promoting participation in local landlord rental association trainings.
 - Establishment or use of a "Housing Navigator" to assist HCV participants in addressing their barriers, to enhance ability to compete for and obtain the available rental housing units
 - HALC has established a demolition/disposition goal of disposing of scattered-site three bedroom public housing units and replacing with a complex of one-bedroom accessible units to address the needs of smaller sized fixed-income households needing subsidized units.
-

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admission.

See Attachment J - Changes to the ACOP and HCV Admin Plan effective 11/1/2018 – 10/1/2019

Deconcentration Update for Public Housing

See Attachment G – Deconcentration Policy

Statistical analysis of the current waiting list continue to show that 72% of the applicants for Public Housing and 82% of applicants for HCV Program are at or below 30% of median income. 58% of the current residents in Public Housing and 64% of HCV participants are at or below the 30% of median income level.

The review of incomes for the Public Housing properties does not reflect any concentration of households of disparate income that requires special marketing strategies and/or deconcentration incentives.

Financial Resources for FY 2020.

Program	Beginning Reserves *	Federal Revenue	Rents	Other	Total
Public Housing	\$476,450	\$ 180,000	\$540,000	\$ 48,000	\$1,244,450
Capital Fund		\$ 590,000			\$ 590,000
Section 8 - HCV	\$404,080	\$2,810,000			\$3,214,080
Salmon Run	\$305,400		\$318,000	\$ 14,000	\$ 637,400
Fisterra Gardens	\$179,340		\$208,000	\$ 4,500	\$ 391,840
Vandehaven	\$132,800		\$125,000	\$ 2,800	\$ 260,600
Mariner Heights	\$ 48,090	\$ 47,790	\$ 46,290	\$ 2,500	\$ 144,670
Agate Heights	\$409,100	\$ 149,940	\$127,500	\$ 10,000	\$ 696,540
ROSS		\$ 86,000			\$ 86,000
LOCAL	\$ 79,100		\$ 13,680	\$ 88,800	\$ 181,580
TOTALS	\$2,034,360	\$3,863,730	\$1,378,470	\$170,600	\$7,447,160

*represents best estimate of net resources at beginning of fiscal year

Rent Determination.

See Attachment J - Changes to the ACOP and HCV Admin Plan effective 11/1/2018 – 10/1/2019

HALC maintains only one wait list for all public housing units, even though they are scattered throughout the County. All of HALC's wait lists are maintained in date/time order, with several local preferences:

Public Housing: **1.** Applicant with an adult family member who either lives or works or has been hired to work in Lincoln County. **2.** Displaced person(s) Individuals or families displaced by government action or whose dwelling has been extensively damaged or destroyed as a result of a disaster declared or otherwise formally recognized pursuant to Federal Disaster Relief Laws.

HCV-Section 8: **1.** Displaced person(s) same as above. **2.** Residents in HALC's Public Housing Program who are required to move and who cannot be placed in another public housing unit. **3.** Applicants who are participant in the Samaritan House Shelter of Hope Program. (5 vouchers) **4.** Applicants who are participants in the Health and Human Services Depart (HHSD) Supportive Housing Project. (12 vouchers) **5.** Applicants who are victims of Domestic Violence and are working with local DV agency with case management. (5 vouchers) **6.** Applicants who are not living in subsidized housing or who are currently living in subsidized housing and are paying 35% or more of gross income for rent and utilities that also include an adult family member who either lives or works or has been hired to work in Lincoln County.

Substantial Deviation.

Definition of Substantial Deviation from the 5 Year Plan:

The following actions would be considered a substantial deviation from the 5-year plan:

- A change which alters the Authority's stated mission and the persons it serves. A change to the target population included in the adopted Administrative Plan or Admissions and Continuing Occupancy Policy.
- Decision to change the process for accepting applications to the HCV and Public Housing Programs
- Decision to change priority or preference criteria for the assisted programs, or changes to rent or admissions policies

Discretionary or administrative amendments consonant with the Authority's stated overall mission and basic objectives will not be considered substantial deviations or significant modifications.

Such as:

- To choose another course of action not specifically spelled out in the plan to meet the established goals;
 - To make modifications to the Admin Plan or ACOP which improve the access to the program by applicants and participants or clarification of new issues in order to provide a consistent implementation of the rules;
 - To incorporate new procedures brought about by new regulations or clarification of regulations by HUD;
 - To make changes to parts of the plan, which are found to be inconsistent with regulations;
 - Changes in the standard operating procedures that do not involve policy decisions.
-

Significant Amendment/Modification.

Definition of Significant Amendment or Modification to the Annual or 5 Year Plan:

A significant change or modification is defined as a discretionary change in the plans or policies of the housing authority that fundamentally change the mission, goals, objectives or plan of the agency which require the formal approval of the Board of Commissioners.

Those items which are considered a substantial deviation would require Board Approval at a Regular meeting of the Housing Authority Board of Commissioners and submission to HUD at the next annual submission, where a report will be given of policies changed since the last submission of the Plan.

- Proposed demolition, disposition, homeownership, Capital Fund Financing, development, or mixed finance proposals are considered by HUD to be significant amendments to the Annual and 5 Year Plan, CFP 5 Year Action Plan.
 - Additions of non-emergency work items not included in the current Annual Plan or Capital Fund 5-Year Action Plan would be considered a significant amendment
-

Attachment G

HOUSING AUTHORITY OF LINCOLN COUNTY

2020 Annual Plan

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 119 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 eight projects, four are within the established EIR, two are below and two 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. Project 5013, is below the EIR, but there are only four units at this site.

As outlined in previous years' the projects that contain single-family houses are on average occupied by higher income tenants, and turnover in these units has been very low. These units are typically accepted by applicants who have reliable transportation and higher incomes. Market conditions have also made it more advantageous for tenants to remain in these units, and to pay increasing income-based or flat rents.

HOUSING AUTHORITY OF LINCOLN COUNTY
 INCOME LIMITS & DECONCENTRATION WORKSHEET

TO BE IMPLEMENTED EFFECTIVE 01-01-2020

Total Units Under ACC for HALC (OR005) 119

PHA-Wide Average Income All Families (Public Housing Only)	2018	2019	January 2020 Implementation
	Beginning	Avg Income	
Project 5001- Fircrest - 30 units 15 buildings	\$15,063	\$15,687	House Above PHA-Wide Average
Project 5002 - Oceanspray - 30 units 15 buildings	\$19,842	\$21,038	WEIR=Within Established Income Range
Project 5005 - Sites A,B,C & D - 25 units 6 buildings	\$18,043	\$18,611	WEIR=Within Established Income Range
Project 5007 - Scattered Sites - Houses -10	\$28,674	\$29,416	House Below PHA-Wide Average
Project 5010 - Depoe Bay - 6 units - 1 building	\$12,524	\$17,462	WEIR=Within Established Income Range
Project 5011 - Newport Scattered Sites - Houses 9	\$36,947	\$33,998	House Below PHA-Wide Average
Project 5013 - Gladys Street Apts - 4 units 1 building	\$15,155	\$15,767	House Above PHA-Wide Average
Project 5014 - Coast & High Apts 4 units 1 building	\$23,675	\$21,237	WEIR=Within Established Income Range

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

Established Ranges

PHA-WIDE Ave Income ALL Families =	PHA Ave Inc	@ 85%	@ 115%
	\$20,433	\$17,368	\$23,497.95

FY 2019 Median Family Income is \$ 54,500

** No HALC project meets the contiguous building definition in the rule
 **All projects qualify as requirement applies to the entire project.

Units	Status
65	55% WEIR=Within Established Income Range
34	29% House Above PHA-Wide Average
19	16% House Below PHA-Wide Average
	118

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

B.2 New Activities for 2020.

Attachment H

Demolition and/or Disposition.

HALC's analysis of the waiting list over the last few years has indicated a need for more one-bedroom units. The number of elderly/disabled small households comprises approximately 56% of the agency's wait lists. HALC plans to submit a Section 18 application to HUD for disposition of 20 three-bedroom single family houses. The intent is to sell these units at Fair Market Value, but giving priority to current residents, non-profit entities assisting low-income homebuyers, first-time home buyers, and local employers. Funds received from the sale of these units will be utilized to create additional public housing stock of one-bedroom units for elderly & disabled households.

Phase I

Address	Bedroom Size	ADA Accessible
731 Kimo Lane, Waldport	2	No
515 1 st Street, Otter Rock	3	No
3694 Johns Loop, Neotsu	3	No
60 Spruce Court, Depoe Bay	3	No
661 Moffit Road, Waldport	3	No
936 Lanai Loop, Seal Rock	3	No
12214 NE Coos, Newport	3	No
12143 NE Coos, Newport	3	No
12242 NE Benton Street, Newport	3	No
215 SE 97 th Court, Newport	3	No
12164 Coos, Newport (currently in need of rehab)	3	No
115 NW Cottage Street, Newport	3	No

All of these properties are single family homes. None of the properties are currently accessible or have had any ADA modifications. FMV appraisals were conducted in May of 2018, the aggregate FMV of these units was \$2,687,500.

In 2016, HALC did purchase a piece of property utilizing HCV administrative fee reserves as part of this plan. It is a parcel zoned R-4 and can accommodate the construction of up to ten units. The goal is to dispose of a total of twenty units; this location would accommodate the replacement of ten units. We are continuing to search for additional property. Plans have been developed for the construction of ten new units at the Alder Street property, eight one bedroom units and two studio units

It is the intention to replace one for one the units sold with new units. The new units will all be one bedroom units and/or studios and the goal is to make as many of the units accessible to expand our stock of ADA compliant units. A design has been developed with two ADA compliant units in the ten unit development being designed on Alder Street. In addition, we plan on substantially renovating two four bedroom units and turning

them into four ADA compliant one bedroom units. This will increase our stock of ADA accessible units by six out of the twelve units covered in Phase I of our Demo-Dispo plan.

Units designated in Phase II are as follows:

Address	Bedroom Size	ADA
159 NW 55 th Street, Newport	3	no
161 NW 55 th Street, Newport	3	no
26 NW Cottage Street, Newport	3	no
626 NW Cottage Street, Newport	3	no
636 NW Cottage Street, Newport	3	no
952 NW Hurbert Street, Newport	3	no
919 NW Nye Street, Newport	3	no
457 NE 8 th Street, Newport	3	no

HALC will also be exploring the option of a property trade which involves four units in Newport, for a parcel in Lincoln City which could accommodate up to 50 units.

Conversion of Public Housing to Public Housing Project-Based Assistance under RAD.

It is HALC's intention to explore the option of converting Ocean Spray Dwellings (30 units) to project based rental assistance program. With the assistance of consultant, HALC will be looking at options for increasing unit density on an existing desirable housing location.

Project Based Vouchers.

HALC will look at developing a process for awarding project-based vouchers to new housing projects to help increase the availability of affordable housing stock in our communities.

Attachment I

Housing Authority of Lincoln County Annual Plan 2020

Statement of Capital Improvements

The rolling five-year plan for FY 2018 – 2022 was submitted through the EPIC system and was approved by HUD on 9/10/2018. The Annual Statement/Budget for 2018 Capital Funds, included in the 2019 Annual Plan. 2019 Capital Fund Grant Annual Statement/Budget included in this submission.

The Environmental Review process on the FY 2018-2022 5-year plan has been completed, with the exception of one Public Housing site (group#8), which at this date is currently in process. There have been no additional “new” work activities added to the plan.

HALC is in compliance with all obligation and expenditure deadlines.

Listed below are the open Capital Fund Grants from prior year awards and progress reports as of the plan date

2017 Capital Fund Grant:

- Roof replacement – Kimo Lane, Seal Rock – \$11,500 -completed
- Septic repairs – Otter Rock – \$3,025 - completed
- Window Replacement – Site A, Newport – \$137,214 - completed 2019

2018 Capital Fund Grant:

- Window Replacement – Site A, Newport – \$50,038 - completed 2019
- Window Replacement at Fircrest Development, Toledo – \$ 27,621 - completed 2018
- Site A Doors & Locks, Painting, Electrical Panel replacement – in process
- Painting at Gladys St site , Newport – projected completion 2019

2019 and 2020 Capital Fund Grant Proposed Projects:

- Replacement of gutter and downspouts at Sites B, C, D and Gladys St
 - Repair/replace sealants around windows at Sites B, C, D
 - Replace remaining windows at Site D
 - Repairs to brick building façade at Site B
 - Exterior lightning upgrades at Sites B, C, D
 - Sealing and striping of parking lots at Sites A, B, C, and D and repairing slopes and access to sidewalks, and mailbox areas
 - Replace/repair trash enclosures at Fircrest, Sites A, and C
 - Exterior painting at Sites B, C, D with siding repairs as needed
-

Attachment J

Housing Authority of Lincoln County Annual Plan 2020

Summary of HCV Administrative Plan and ACOP Changes Effective 11/1/2018-10/12019

Subject Area	HCV Administrative Plan Explanation of Proposed or New Language	Chapter or Section Changed	
Added to the List of Federally-Excluded Income	Per PIH Notice 2019-09, added ABLE accounts as a federally mandated exclusion from the calculation of income and assets, for the purpose of determining eligibility and continued occupancy. ABLE accounts are established as a tax-advantaged savings account for qualified disability expenses of the designated beneficiary under the ABLE Act of 2014. The designated beneficiary must be a person with disabilities, who disability began prior to his/her 26 th birthday and who meets the statutory eligibility requirements. The entire value of the individual's ABLE account balance will be excluded from household assets, and will not be included in the calculation of imputed income from assets. Distributions from the ABLE account are also not considered income.	Sec 9.3	
Setting Payment Standard	When there is a decrease in the FMR and HALC reduces the payment standard. HALC will reduce the payment standard at the family's second regular reexamination following the effective date of the decrease in the payment standard amount – provided the family remains under the same HAP contract, and the change is not due to a change of family composition. HALC will provide the family with at least a 12 month notice that the payment standard is being reduced before the effective date of the change.	Sec 11.4.1	
Added New Local Preference on Wait List	Applicants who are victims of domestic violence working with a local DV agency and receiving case management services. HALC will allocated five (5) HCV preferences each year.	Sec 5.2	

Subject Area	ACOP Policy Explanation of Proposed or New Language	Chapter or Section Changed	
Added to the List of Federally-Excluded Income	Per PIH Notice 2019-09, added ABLE accounts as a federally mandated exclusion from the calculation of income and assets, for the purpose of determining eligibility and continued occupancy. ABLE accounts are established as a tax-advantaged savings account for qualified disability expenses of the designated beneficiary under	Sec 11.2 (H) (14) aa.	

	<p>the ABLE Act of 2014. The designated beneficiary must be a person with disabilities, who disability began prior to his/her 26th birthday and who meets the statutory eligibility requirements. The entire value of the individual's ABLE account balance will be excluded from household assets, and will not be included in the calculation of imputed income from assets. Distributions from the ABLE account are also not considered income.</p>		
<p>Over-Income Residents</p>	<p>Updated ACOP to include implementation of statutory amendments made by HOTMA, concerning Income Limits and over-income tenants in Public Housing. Resident who have an income over 120% of AMI, for two consecutive years, will be subject to either a higher rent or terminations. HALC will begin tracking households who exceed the 120% AMI effective 3/24/2019. And will send written notification to over-income households at the end of the first year advising them of the possibility of termination or higher rent at the end of the second 12-month period, if income continues to exceed the over-income limit. HALC will determine which of these 2 options to implement upon issuance of the upcoming HUD publication</p>	<p>Sec 8.2 Moved to Sec 15.10</p>	

Attachment K

HOUSING AUTHORITY OF LINCOLN COUNTY 2020 Annual Plan

Certifications:

HUD 50077-CRT-SM Compliance with PHA Plans and Related Regulations

HUD-50077-SL Certification by State or Local Official of PHA Plans Consistency with the Consolidate Plan or State Consolidate Plan