



**HOUSING AUTHORITY OF
LINCOLN COUNTY
2020 Annual Plan and
2020-2024 Five-Year Plan**

HOUSING AUTHORITY OF LINCOLN COUNTY (HALC)

2020 Annual Plan and

2020-2024 5-YR Plan

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A. PHA Information.

A.1 PHA Name: Housing Authority of Lincoln County PHA Code: OR005

PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/01/2020

PHA Plan Submission Type: 5-Year Plan Submission Revised 5-Year Plan Submission

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 on 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 websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.

HALC's plan is available at the main office located at 1039 NW Nye Street, Newport, OR 97365. Additional information concerning the agency's annual plan or polices may be obtained by submitting a written request to the attention of the Executive Director, Housing Authority of Lincoln County, PO Box 1470, Newport, OR 97365 or by submitting the written request to the main HALC office. Once approved the annual plan will be posted to HALC's website: www.halc.info

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.	5-Year Plan. Required for <u>all</u> PHAs completing this form.
B.1	Mission. State the PHA’s mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA’s jurisdiction for the next five years. To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
B.2	Goals and Objectives. Identify the PHA’s quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. See attachment A
B.3	Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. See attachment B
B.4	Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA’s goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. See attachment C
B.5	Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan. See attachment D
B.6	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) provide comments to the 5-Year PHA Plan? Y N <input type="checkbox"/> <input checked="" type="checkbox"/> (b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
B.7	Certification by State or Local Officials. 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.

Instructions for Preparation of Form HUD-50075-5Y

5-Year PHA Plan for All PHAs

A. PHA Information [24 CFR §903.23\(4\)\(e\)](#)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Fiscal Year Beginning** (MM/YYYY), **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table.

B. 5-Year Plan.

B.1 Mission. State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years. ([24 CFR §903.6\(a\)\(1\)](#))

B.2 Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years. ([24 CFR §903.6\(b\)\(1\)](#)) For Qualified PHAs only, if at any time a PHA proposes to take units offline for modernization, then that action requires a significant amendment to the PHA's 5-Year Plan.

B.3 Progress Report. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. ([24 CFR §903.6\(b\)\(2\)](#))

B.4 Violence Against Women Act (VAWA) Goals. Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking. ([24 CFR §903.6\(a\)\(3\)](#))

B.5 Significant Amendment or Modification. Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.

B.6 Resident Advisory Board (RAB) comments.

(a) Did the public or RAB provide comments?

(b) If yes, submit 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 §903.17\(a\)](#), [24 CFR §903.19](#))

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 PHA Plan. The 5-Year PHA Plan provides the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families and the progress made in meeting the goals and objectives described in the previous 5-Year Plan.

Public reporting burden for this information collection is estimated to average .76 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.2

Attachment A

Housing Authority of Lincoln County

2020-2024 Five Year Plan

HUD GOAL: INCREASE THE AVAILABILITY OF DECENT, SAFE AND AFFORDABLE HOUSING

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

- Submit Section 18 Demo/Disposition application for sale of scattered site single family houses, using proceeds to create more housing opportunities, increasing overall units available
- Study the financial feasibility of redevelopment of Ocean Spray Dwellings in Newport, and submission of Rental Administration Demonstration (RAD) application
- May require mixed-finance development activities for the redesign of Ocean Spray Dwellings, increasing density of affordable units on existing site
- Leverage private or other public funds to create additional housing opportunities, focusing on the need for more one-bedroom units to address the increased need for this size
- Research opportunities for acquiring land for new construction of affordable housing through use of OHCS new land acquisition loan program, possible property transfer transactions, or other funding mechanisms
- Participation in local housing a social service provider groups and collaboration with other Lincoln County entities in securing funds for the development of Permanent Supportive Housing Projects
- Increase the agency's housing portfolio throughout the entire county, exploring opportunities in north, south and east county communities

HALC Goal 2: Increase assisted housing choices

- Explore opportunities for potential acquisition and rehabilitation of existing multi-family properties
- Develop and maintain collaborative relationships with local agencies to expand housing for special populations needing supportive services to live successfully in a community-based integrated setting, such as those individuals with mental illness and substance use disorders, and those needing supportive services after being released from incarceration. Monitor funding opportunities to apply for additional vouchers, i.e. Mainstream Vouchers, Tenant Protection
- Maintain a professional working relationship with landlords/owners in our community through education on the Section 8 HCV program, conducting outreach efforts, connecting local landlords/owners with active landlord groups offering trainings/educational materials
- Monitor the areas private market rental rates, in order to keep HALC payment standards in alignment, allowing Section 8 families' access to more units at an affordable rent
- Research possibility of undertaking a FMR study to appeal HUD's FMR determination for Lincoln County, to increase housing opportunities for voucher participants, and increase their ability to compete for the limited number of units available at the current market rents. Either in conjunction with other entities/agencies or as a single HA appeal

- Establish/develop and promote a security deposit loan program for Section 8 participants in connection with the “Ready to Rent” Program operated by HALC’s non-profit, Innovative Concepts. Increasing voucher utilization for those participants having difficulty finding landlords willing to work with them due to low credit scores, no funds for deposits and screening fees.

HUD GOAL: IMPROVE COMMUNITY QUALITY OF LIFE AND ECONOMIC VITALITY

HALC Goal 3: Improve the quality of assisted housing by improving agency management

- Improve resident and agency communication through the resident newsletters, improved website design with internet access for contacting staff and obtaining required forms, submitting applications, reporting of changes, submitting work orders requests, etc.
- Research possibility of developing a HALC portal allowing electronic access to information for landlords, participants, and applicants
- Submit all HUD reports within required timelines
- Meeting all capital fund, financial reporting and PHAS reporting requirements
- Maintain High Performer status in both PHAS (public housing) and SEMAP (Section 8 Voucher)
- Maintain Public Housing vacancy rate at 3% or less
- Achieve maximum utilization of HCV budget available, 97% or above
- Develop Housing Navigator position to help with HCV utilization, assisting voucher holders locate available units, application process, address screening barriers, referring to the “Ready to Rent” program, etc.
- Work collaboratively with CSC veteran’s outreach worker and Veteran’s Departments service coordinator to increase utilization of Lincoln County’s VASH vouchers for homeless veterans
- Develop a comprehensive needs assessment for agency properties, to plan for the best use of existing and future resources
- Develop strategy for cross training staff to ensure we provide the highest level of service to clients and the community. Focus on development of staff skills for future growth of the agency.

HALC Goal 4: Explore other housing related opportunities for Agency growth and expansion to provide enhanced housing services needed in the community

- HALC will stay active with community partners in assisting to develop plans and support for homeless services, such as day shelters, homeless youth shelter, permanent homeless shelters, domestic violence shelters, etc.
- Explore opportunities for expansion by applying for grants relating to emergency housing, energy assistance, low-income housing loan programs, programs for preservation of existing housing
-

HUD GOAL: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF FAMILIES AND INDIVIDUALS

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.

- Continue to maintain the Resident Opportunities Self Sufficiency (ROSS) Grant and apply for renewals, to maintain a ROSS coordinator who facilitates and connects public housing residents to opportunities for self-improvement
- Develop partnerships with other agencies to provide supportive services to increase independence for the elderly and families with disabilities
- Maintain participation in the Youth Development Coalition and other organizations that connect low-income youth and their parents in the community with programs for GED and job training
- Research and apply for future grants that provide services and enhance residents' quality of life, working with local partners like Oregon Coast Community College, OSU extension, Centro de Ayuda

HUD GOAL: ENSURE EQUAL OPPORTUNITY IN HOUSING FOR ALL AMERICANS

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.

- Partner with Fair Housing Council of Oregon for information dissemination and hosting free trainings for local landlords
- Distribute Fair Housing information to Landlord's participating in Section 8 housing programs
- Continue education of client's on their Fair Housing Rights and provide Fair Housing brochures
- Work collaboratively with Oregon Legal Services in addressing possible Fair Housing issues with local landlords
- Annual Fair Housing training for all staff, through either onsite trainings, website trainings, or fair housing trainings at conferences
- Continuation of support for local agency, Centro de Ayuda, by utilizing bilingual translation services, oral translation as well as written documents

B.3

Attachment B

Progress Report towards meeting goals in previous 5-year plan. (2015-2019)

Goal 1: Expand the supply of assisted housing by acquiring or building units or developments.

With the greatest need for one-bedroom units, HALC acquired property in Newport during 2016 with the intent to replace three-bedroom public housing units with the much needed one-bedroom units. Twelve of the twenty three-bedroom single family houses were appraised in 2018 in preparation of the Section 18 Demo/Disposition application to HUD. It is HALC's intention to submit the Section 18 application to HUD during the 2019 FY. Environmental reviews for all the involved properties were completed in May 2019.

HALC will continue to explore potential opportunities and partnerships for expanding the supply of assisted housing. With the engagement of a development consultant, HALC's Board will receive some guidance in prioritizing and pursuing all viable opportunities

Goal 2: Improve the quality of assisted housing by improving public housing management.

HALC is committed to improving staff competence by sending all staff to trainings to enhance skills and knowledge in the areas of the housing programs and communication/people skills. Joining local and nationwide associations that offer closer-to-home training opportunities has increased the availability and frequency that staff may attend.

HALC has maintained 98% utilization of HCV for the year ending 12/2018, and received high-performer status in the annual SEMAP scoring.

Maintenance and leasing staff for public housing have worked to maintain the 98% occupancy rate for the public housing units. The turnover rate of vacated units has averaged at 24 days. HALC received a 90% on the REAC inspection conducted during 2018, and a "Standard Performer" status rating, overall.

Goal 3. Increase assisted housing choices.

HALC continues to participate and be engaged with other local entities promoting housing and supportive services targeting the population they serve.

Staff participates in the annual Project Homeless Connect, which targets the homeless population in the county. The HCV staff works closely with the Veteran's service office and the local CAP agency in supporting the VASH participants.

HALC lends support to other entities applications for housing and supportive services which also support our mutual housing clients.

Goal 4. Provide an improved living environment by implementing measures to promote income mixing in public housing by assuring access for lower income families into higher income developments.

All 119 units of HALC's public housing are reported in the same AMP/Project to HUD. The wait list for public housing units is maintained on a "property-wide" basis. Units are offered to qualified applicants at the top of the list, who may turn down an offered unit twice before having to reapply. Of the eight different property sites, three have more than 75% of the current population at or below 50% of median income. The two sites that have the higher income level of tenants are the scattered site single family houses, there has been very little turnover in these units. When there are openings, these are also offered to anyone at the top of the list regardless of income; however, 11 of these units are located in the unincorporated areas of the county. This would require some type of transportation for applicants to make them accessible to services and most work opportunities. Often lower-income families refuse these units.

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.

ROSS grant #4 was awarded to HALC in 4/2018. This grant allows for the continuation of a coordinator to assist public housing families in securing the supportive services needed to work toward self-sufficiency.

The ROSS coordinator works closely with the youth population in public housing to provide learning supports and engagement of the entire family in educational success.

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 continues to adhere to the principals of affirmative marketing. Advertising and outreach to community agencies is done at least annually.

Staff are sent to trainings, when available at conferences or are required to complete (at minimum) an on-line training annually.

HALC has continued to work closely with local agency for translation services, using them for verbal translation as well as written document translation when needed.

B.4

Attachment C

Violence against Women Act (VAWA) Goals

It is the goal of the Housing Authority of Lincoln County to fully comply with the Violence against Women Act (VAWA); to protect the rights of victims of domestic violence and provide safeguards for families falling under the VAWA related program requirements. Through working with other entities, we will work to prevent offenses covered by VAWA whenever possible. Policies have been updated in both the HCV Administrative Plan and the Public Housing Admissions and Continued Occupancy Policy outlining the steps HALC will take to make applicants and tenants aware of their rights under the Act and steps HALC will take when so notified or requested by a victim of domestic violence, dating violence, sexual assault, or stalking.

The following actions have been undertaken by HALC:

- Policies and procedures updated, included in both ACOP and Admin Plans;
- HALC Board adopted an Emergency Transfer Plan for VAWA;
- All existing tenants and HCV holders were notified of VAWA provisions at the time of adoption of the HALC VAWA Policy. New tenants are advised and given information about the policy at lease-up, and at annual recertification. Information on HALC's VAWA Policy is attached to the pre-applications for agency-owned units, and to the final application for HCV applicants. It is reviewed with HCV participants at the time of Voucher issue.
- VAWA notification is given to any tenant/participant along with each notice of eviction or termination of assistance.
- Notice is posted in our lobby.

The Housing Authority of Lincoln County provides or offers the following activities, services, or programs, either directly or in partnership with other service providers to child or adult victims of domestic violence, dating violence, sexual assault, or stalking:

- HALC monitors the police activity reports for HALC-owned properties and works collaboratively with local law enforcement and service provider agencies to provide services for tenants.
- The Oceanspray Family Center provides resident services to public housing tenants on a referral basis. They assist with connecting tenants, when needed, to appropriate service providers.
- HALC maintains relationships with available Lincoln County agencies that provide direct services to victims who would qualify under the VAWA, My Sisters' Place, Victims Assistance, and Legal Aide Services of Oregon.
- HALC has adopted a Local Preference under the Housing Choice Voucher Program to provide for five (5) vouchers for applicants who are victims of Domestic Violence receiving case management services from a local Domestic Violence service provider.

B.5

Attachment D

Housing Authority of Lincoln County Significant Amendment and Substantial Deviation/Modification

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.

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

B.6

Attachment E

Resident Comments.

Public Hearing was held on September 16, 2019 at 5:30 pm at the offices of the Housing Authority of Lincoln County, 1039 NW Nye Street, Newport, Oregon. 97365

The notice for meeting was published in the September edition of the tenant newsletter and both local newspapers, News-Times and the News Guard. Notice of the public meeting was also posted in the lobby of the HALC office.

In attendance were HALC Board Commissioner James Bassingthwaite and Executive Director, Kathy Kowtko. Meeting called to order, with no additional attendees. Meeting was adjourned at 6:15 pm

There were no residents in attendance; therefore, no comments to record. In addition, no written comments were received during the time period of initial posting and advertisement of plan availability and the public meeting.