

Linn-Benton Housing Authority

LONG-RANGE AFFORDABLE HOUSING DEVELOPMENT PLAN

Executive Summary

The Linn-Benton Housing Authority Board of Commissioners is responsible for the agency's long-range planning. As part of a comprehensive planning process, the Board of Commissioners reviewed the agency's mission statement, drafted a statement of agency values in support of the mission, and explored various strategies to develop affordable housing. At the same time, the Authority engaged the Cascades West Council of Governments (COG) to analyze the need for affordable housing for low-income households in Linn and Benton Counties. From this, the Linn-Benton Housing Authority Board of Commissioners submits the following long-range plan.

Planning Environment

It is relevant to note that the creation of this plan takes place in an environment where federal housing programs have experienced several consecutive years of funding cuts. Locally, this has resulted in decreased administrative staffing, reducing the Authority's capacity to provide services beyond basic program administration. At the same time, competition at the State level for housing development funds has increased. As a result, the Authority's plan to build a mixed-use building in downtown Albany was on hold for over four years while the Authority competed for development funds at the State level. As part of this delay, the Authority abandoned its plans to construct a new office space within the mixed-use building because Section 8 administration fees were reduced to the extent that the office part of the project could no longer be financed with admin fees. In this context, the Linn-Benton Housing Authority Board of Commissioners identified opportunities to move the agency's mission forward.

Mission & Values

The mission of the Linn-Benton Housing Authority is to improve the quality of life in Linn and Benton Counties through affordable housing.

- Mission Statement adopted October 19, 2004

In carrying out our mission to improve the quality of life in Linn and Benton Counties through affordable housing, the Authority's Commissioners and staff strive to adhere to the following core values:

Sustainability: Ensuring the long-term economic viability of programs and housing developments; being certain of the sources of future financial support.

Quality of Life: Incorporating safety, community integration, opportunities for choice, and a healthy environment.

Inclusiveness: Consistent with quality of life factors, available resources, financial and physical sustainability; our role varies depending on the situation.

Low-Income Housing Needs Assessment

The May 2007 Low-Income Housing Needs Assessment analyzed the number of rental dwellings available at an affordable rent for very-low and extremely-low income households, those at 50% and 30% of area median income respectively. The 2000 Census data reveal a lack of over 8,000 affordable housing units for the nearly 17,000 very-low and extremely low-income households in Linn and Benton Counties. The lack of affordable housing is expected to worsen over the next two decades for low-income, one-person households – households disproportionately populated by seniors and persons with a disability on fixed incomes. Rent burden, defined as paying more than 30% of household income towards rent and utilities, is far and away the most significant housing problem experienced by very-low and extremely low-income households in Linn and Benton Counties.

The Linn-Benton Housing Authority Board of Commissioners identified the following priority housing needs in Linn and Benton Counties:

Affordable rental housing for extremely low-income seniors, persons with disabilities including persons with serious and persistent mental illness, and single-parent families with children under five years of age.

Strategic Alternatives – Housing Choice Voucher

The Section 8 Program Housing Choice Voucher (HCV) is a federally-funded housing assistance program that alleviates rent burden by providing a Housing Assistance Payment (HAP) on behalf of participant families for rent amounts that exceed the household’s ability to pay. The Authority administers the HCV program locally under a contract with the U.S. Department of Housing and Urban Development (HUD). While HUD has numerous regulations governing the operation of the HCV program, local housing authorities have discretion to adopt certain policies to meet local needs.

Briefly, the Linn-Benton Housing Authority uses the following strategies in connection with the HCV program:

Waitlist Preferences – The Authority currently has a waitlist preference for terminally ill applicants. All other applicants are selected in the time and date order of their applications. Seniors, persons with a disability and households with minor children are offered vouchers before households containing only non-senior, non-disabled adults.

<i>Expanding Current Strategies</i>	The Authority will explore creating waitlist preferences as a means of accessing supportive housing programs for applicants that require on-site services to live independently.
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Strategic Alternatives – Housing Choice Voucher (continued)

Tenant Education – The Authority partners with Community Services Consortium to provide the Second Chance renter education program to Housing Choice Voucher holders who have been unable to locate suitable housing. CSC helps pay security deposits and the Authority extends the voucher term for graduates of the program.

<i>Expanding Current Strategies</i>	The Authority will explore purchasing and presenting a tenant education curriculum for such purposes as moving people out of homelessness and preventing the loss of Section 8 assistance.
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Family Self-Sufficiency – The Authority’s FSS program assists up to 100 HCV participant families work toward economic independence, free of public assistance. A HUD grant funds two Family Self-Sufficiency Coordinators who work with participants to set and achieve goals such as higher education, self-employment, and home-ownership. As the earned income of an FSS household increases, the Authority pays less housing assistance. This decrease in housing assistance is held in an escrow account to help the participant family reach their goals.

<i>Expanding Current Strategies</i>	The Authority will explore pairing FSS participants and OSU student volunteers to present a tenant education curriculum for Section 8 applicants and participants.
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The Linn-Benton Housing Authority Board of Commissioners has discussed the following new HCV program strategies:

Project-Based Vouchers – The Authority may project-base up to 20% of its pool of vouchers. Developers of affordable and special need housing projects and programs often seek project-based vouchers because such assistance provides a guaranteed cash flow, helping the developer to secure project funding. The Authority may adopt different eligibility criteria for each project-based development. Typically, separate waiting lists are required for each project.

<i>New Strategy -</i>	Implementation	Resources	Timeline	Decision Points
<i>Project-Based Vouchers</i>	<ul style="list-style-type: none"> • Create Admin Policy • Adopt Award Criteria • Solicit Proposals • Award HAP Contract • Manage Waitlist • Determine Eligibility • Case Manage 	Staff Time. Available vouchers.	Required to report in PHA Plan. Follows same timeline.	<ol style="list-style-type: none"> 1. Will project-based vouchers further the Authority’s mission? 2. Does developer have another funding source?

Strategic Alternatives – Affordable Housing Programs

The Authority’s non-federal Affordable Housing programs include Property Management and new Housing Development. The Board has discussed expanding current operations as follows:

<i>Expanding Current Strategies –</i>	Implementation	Resources Needed	Timeline	Decision Points
Springer House Residential Treatment Facility	<ul style="list-style-type: none"> • Site & Building design. • Funding application. • Planning & Permits. • Construction. 	Pre-development funding. HOME allocation or other construction funding. On-site Service Provider.	Within 5 years.	Sustainable? Quality of Life? Inclusive?

<i>Expanding Current Strategies –</i>	Implementation	Resources Needed	Timeline	Decision Points
Riverside Park Senior 4-plex	<ul style="list-style-type: none"> • Site & Building design. • Funding application. • Planning & Permits. • Construction. 	Pre-development funding. HOME allocation or other construction funding. On-site Service Provider.	5 years.	Sustainable? Quality of Life? Inclusive?

<i>Expanding Current Strategies –</i>	Implementation	Resources Needed	Timeline	Decision Points
Clayton Meadows Assisted Living Facility	<ul style="list-style-type: none"> • Site & Building design. • Funding application. • Planning & Permits. • Construction. 	Development staff or partner. Pre-development funding. Tax Credit allocation or other construction funding. On-site Service Provider.	5-10 years	Sustainable? Quality of Life? Inclusive?

Strategic Alternatives – Affordable Housing Programs (continued)

In addition to existing Affordable Housing projects, the Board identified the following new strategies:

<i>New Strategy –</i>	Implementation	Resources Needed	Timeline	Decision Points
Lebanon Senior Garden Apts	<ul style="list-style-type: none"> • Identify Land. • Site & Building design. • Funding application. • Planning & Permits. • Construction. 	Land. Development staff or partner. Pre-development funds. Tax Credit allocation.	5-10 years	Sustainable? Quality of Life? Inclusive?

<i>New Strategy –</i>	Implementation	Resources Needed	Timeline	Decision Points
Lebanon CMI Apartments, Single entry building	<ul style="list-style-type: none"> • Identify Land. • Site & Building design. • Funding application. • Planning & Permits. • Construction. 	Land. Development staff or partner. Pre-development funding. HOME allocation or other construction funding. On-site Service provider.	5-10 years	Sustainable? Quality of Life? Inclusive?

<i>New Strategy –</i>	Implementation	Resources Needed	Timeline	Decision Points
Private Donation Development Campaign	<ul style="list-style-type: none"> • Identify Donors • Identify Parcels 	Staff or Volunteers. Marketing materials explaining tax deductibility.	10 years	Sustainable? Quality of Life? Inclusive?

Strategic Alternatives – Affordable Housing Programs (continued)

<i>New Strategy –</i>	Implementation	Resources Needed	Timeline	Decision Points
Community Land Trust	<ul style="list-style-type: none"> Identify land Build or Rehab Qualify Buyers 	Purchase money or donated land. Eligibility staff. Transfer documents.	10 years	Sustainable? Quality of Life? Inclusive?

<i>New Strategy –</i>	Implementation	Resources Needed	Timeline	Decision Points
Multifamily housing with associated child care near employment center	<ul style="list-style-type: none"> Identify land. Site & Building design. Funding application. Planning & Permits. Construction. 	Land - possible donation or land trust. Development staff or partner. Pre-development funds. Tax Credit allocation.	15-20 years	Sustainable? Quality of Life? Inclusive?

<i>New Strategy –</i>	Implementation	Resources Needed	Timeline	Decision Points
Acquisition/Rehab of expiring use Project-based affordable housing	<ul style="list-style-type: none"> Identify Projects. Plan for acquisition. Survey Rehab needs. Funding App 	Land Development staff or partner. Pre-development and Acquisition Funding. On-site Service provider.	15-20 years	Sustainable? Quality of Life? Inclusive?

Strategic Alternatives – Affordable Housing Programs

In pursuing the specific strategies listed above, the Authority will endeavor to include housing suitable for other priority populations to the extent such housing is compatible within the development plan and consistent with resident quality of life.

Evaluating the Long Range Plan

The Authority will continue to seek new and creative ways to meet the community’s need for affordable housing. To that end, the Linn-Benton Housing Authority Board of Commissioners commits to periodically re-evaluate the long-range plan and modify it as necessary to serve current or emerging priority populations.

LBHA Long-Range Affordable Housing Development Plan (September 2007)

Priority Population	Location	Building/Dwelling Type	Necessary Services/Potential Partners	Timeline
Short Term (0-5 years)				
Very Low-Income and Extremely Low-Income Seniors	Albany	Mixed Use Building with 40 apartments and ground floor commercial space.	Oregon Housing & Community Services, Central Albany Revitalization Area, Cascade Housing Group, U.S. Bank.	2008
Extremely Low-Income Persons with Serious and Persistent Mental Illness	Albany	Transitional Apartments or Increased Residential Beds at Springer House site.	Oregon Housing & Community Services, Linn County Mental Health Services, Helping Hands.	2010
Very Low-Income Seniors	Brownsville	Four-plex of Senior Apartments adjacent to Riverside Place.	Oregon Housing & Community Services, Senior and Disabled Services.	2011
Mid Term (6-10 years)				
Extremely Low-Income Persons with Serious and Persistent Mental Illness	Lebanon and Benton County	12-30 unit single-entry building with on-site mental health staffing.	Oregon Housing & Community Services, Linn County Mental Health Services, Helping Hands.	2013
Very Low-Income and Extremely Low-Income Seniors	Lebanon	40-50 units in duplex or four-plex configuration.	Oregon Housing & Community Services, Senior and Disabled Services.	2015
Very Low-Income and Extremely Low-Income Frail Elderly	Albany	Assisted Living expansion at Clayton Meadows.	Oregon Housing & Community Services, Senior and Disabled Services, Department of Human Services.	2017
Long-Term (11-15 years)				
Very Low-Income and Extremely Low-Income Seniors and Disabled	Corvallis	Acquisition and Rehab of expiring project-based or government owned apartments.	Oregon Housing & Community Services, City of Corvallis, Senior and Disabled Services.	2018
Very Low-Income Households	Linn and Benton Counties	Private Donation Campaign including Community Land Trust.	Oregon Housing & Community Services, City of Corvallis, City of Albany (HOME Funds), Linn and Benton Counties.	2020
Single-Parent Families with Children under Five Years of Age	Linn and Benton Counties	Multi-family development with associated child care facilities, near employment center if possible.	Oregon Housing & Community Services, Department of Human Services, Child Care Provider.	2022