

DATA COLLECTION TOOL FOR INFORMATION TO COMPLETE FORM HUD 50075-SM

Coos-Curry Housing Authority

The following information is needed to complete the form HUD-50075-SM Annual PHA Plan.

A. PHA Information

PHA Name: Coos-Curry Housing Authority

PHA Code: OR020

PHA Type: ☒ Small

PHA Plan for Fiscal Year Beginning: (MM/YYYY): 01/2026

PHA Inventory (based on ACC units at time of FY beginning above)

Number of Public Housing (PH) Units: 52

Number of Housing Choice Vouchers (HCVs): 946

Total Combined 998

PHA Plan Submission Type: ☒ Annual Submission
☐ Revised Annual Submission

The following are the specific locations where the public may obtain copies of the 2026 Annual Plan:

- Administrative Office – 1700 Monroe Street, North Bend, OR 97459
- PHA Website: www.ccnbchas.org

☐ **PHA Consortia:** (Check box if submitting a joint Plan and complete table below.)

Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
Lead HA:					

Have the following PHA Plan elements been revised by the PHA since its last PHA Plan submission?

- (a) ☒ **Statement of Housing Needs and Strategy for Addressing Housing Needs**
☒ **Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions**
☒ **Financial Resources**
☐ **Rent Determination**
☐ **Homeownership Programs**
☐ **Substantial Deviation**
☐ **Significant Amendment /Modification**

B.1 Revision of Existing PHA Plan Elements.

Statement of Housing Needs and Strategy for Addressing Housing Needs

Statement of Housing Needs

Coos and Curry counties are in the midst of an affordable or even available housing crisis. On any given day less than 1% availability of rentals on the market.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input type="checkbox"/> Section 8 tenant-based assistance <input checked="" type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	1365		
Extremely low income <=30% AMI	1075	79%	
Very low income (>30% but <=50% AMI)	194	14%	
Low income (>50% but <80% AMI)	82	6%	
Families with children	385	28%	
Elderly families	270	20%	
Families with Disabilities	690	51%	
White	1227	90%	
Black/African American	82	6%	
American Indian/Alaska Native	91	7%	
Asian	26	2%	
Native Hawaiian/Other Pacific Islander	10	1%	
Hispanic	0	0%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	N/A	N/A	
2 BR	1161	85%	
3 BR	204	15%	
4 BR	N/A	N/A	
5 BR	N/A	N/A	
5+ BR	N/A	N/A	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? N/A Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes N/A Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one) <input checked="" type="checkbox"/> Section 8 tenant-based assistance <input type="checkbox"/> Public Housing <input type="checkbox"/> Combined Section 8 and Public Housing <input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional) If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	889		
Extremely low income <=30% AMI	693	78%	
Very low income (>30% but <=50% AMI)	137	15%	
Low income (>50% but <80% AMI)	47	5%	
Families with children	265	30%	
Elderly families	172	19%	
Families with Disabilities	450	51%	
White	788	89%	
Black/African American	56	6%	
American Indian/Alaska Native	54	6%	
Asian	21	2%	
Native Hawaiian/Other Pacific Islander	7	1%	
Hispanic	0	0%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	N/A	N/A	
2 BR	N/A	N/A	
3 BR	N/A	N/A	
4 BR	N/A	N/A	
5 BR	N/A	N/A	
5+ BR	N/A	N/A	
Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes If yes: How long has it been closed (# of months)? N/A Does the PHA expect to reopen the list in the PHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes N/A Does the PHA permit specific categories of families onto the waiting list, even if generally closed? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes			

Strategies for Addressing Housing Needs

Need: Shortage of affordable housing for all eligible populations

PHA shall maximize the number of affordable units available to the PHA within its current resources by:

- Employ effective maintenance and management policies to minimize the number of public housing units off-line
- Reduce turnover time for vacated public housing units
- Reduce time to renovate public housing units
- Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- Participate in the Consolidated Plan development process to ensure coordination with broader community strategies

PHA shall increase the number of affordable units available to the PHA within its current resources by:

- Apply for additional Section 8 units should they become available
- Leverage affordable housing resources in the community through the creation of mixed-finance housing
- Pursue housing resources other than public housing or Section 8 tenant-based assistance

Need: Specific Family Types: Families at or below 30% of median

PHA shall target available assistance to families at or below 30% of AMI by:

- Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- Adopt rent policies to support and encourage work

Need: Specific Family Types: Families at or below 50% of median

PHA shall target available assistance to families at or below 50% of AMI by:

- Employ admissions preferences aimed at families who are working
- Adopt rent policies to support and encourage work

Need: Specific Family Types: The Elderly

PHA shall target available assistance to the elderly by:

- Seek designation of public housing for the elderly
- Apply for special-purpose vouchers targeted to the elderly, should they become available

Need: Specific Family Types: Families with Disabilities

PHA shall target available assistance to Families with Disabilities by:

- Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- Affirmatively market to local non-profit agencies that assist families with disabilities
- Seek designation of public housing for families with disabilities
- Carry out modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- Affirmatively market to local non-profit agencies that assist families with disabilities

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

PHA will conduct activities to affirmatively further fair housing by:

- Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- Market the Section 8 program to owners outside areas of poverty/minority concentrations

Reason for Selecting Strategies:

- Funding constraints
- Staffing constraints
- Results of consultation with local or state government

- Results of consultation with residents and the Resident Advisory Board

Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions

Public Housing

(1) Eligibility

Equal Access

The term "family" includes, but is not limited to the following, regardless of actual or perceived sexual orientation, gender identity, or marital status:

- (1) A single person, who may be an elderly person, displaced person, disabled person, near-elderly person or any other single person; or
- (2) A group of persons residing together and such group includes, but is not limited to:
 - (i) A family with or without children (a child who is temporarily away from the home because of placement in foster care is considered a member of the family);
 - (ii) An elderly family;
 - (iii) A near-elderly family;
 - (iv) A disabled family;
 - (v) A displaced family; and
 - (vi) The remaining member of a tenant family.

Disabled family means a family whose head (including co-head), spouse or sole member is a person with a disability.

Elderly family means a family whose head (including co-head), spouse or sole member is a person who is at least 62 years of age.

Near elderly family means a family whose head (including co-head), spouse or sole member is a person who is at least 50 years of age but below the age of 62; or two or more persons, who are at least 50 years of age but below the age of 62, living together; or one or more persons who are at least 50 years of age but below the age of 62.

Sexual orientation means homosexuality, heterosexuality or bisexuality.

Gender identity means actual or perceived gender-related characteristics.

The Coos-Curry Housing Authority verifies eligibility for admission to public housing when they are within 30 days of being offered a unit.

The PHA uses the following non-income screening factors to establish eligibility for admission to public housing:

- Criminal or Drug-related activity
- Rental history
- Housekeeping
- Debts owed

The Housing Authority requests criminal records from the following enforcement agencies for screening purposes:

- Local law enforcement agencies
- National Crime Information Center (NCIC)
- National Sex Offender database

(2) Selection and Assignment

Selection for admission to public housing shall be made from the PHA's current waiting list in accordance with date and time of application.

(3) Preferences

The PHA does not plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of the median area income.

It is the policy of the PHA that transfers will take precedence over new admissions in the following circumstances:

- Emergencies
- Over-housed
- Under-housed
- Medical justification
- Administrative reasons determined by the PHA
- Resident choice

The PHA has established the following preference for admission to public housing:

- ***Emergency VAWA Transfer – (1 point) – The PHA will offer a preference to a family that include a victim of domestic violence, dating violence, sexual assault, stalking, or human trafficking who are seeking an emergency transfer under VAWA from the PHA's Housing Choice Voucher program or other housing program operated by the PHA.***
- ***HCV Abatement-Affected Family (2 points) – The PHA will provide a preference for an HCV family who HAP contract is being terminated due to an owner failing to make required repairs within the required repairs within the required time frame, and who were unable to lease a new unit within the term of the voucher.***

(4) Unit Assignment

Applicants are ordinarily given two (2) to three (3) vacant unit choices before they are removed from the waiting list. This policy is consistent across all waiting list types.

(5) Maintaining Waiting List

The Coos-Curry Housing Authority maintains a community-wide waiting list. Interested persons may apply for admission to public housing at the main administrative office located at 1700 Monroe Street, North Bend, OR 97459.

The Coos-Curry Housing Authority does not plan to operate any site-based waiting lists.

(6) Occupancy

Applicants and residents may use the following reference materials to obtain information about the rules of occupancy of public housing.

- PHA-resident lease
- The PHA's Admissions and Continued Occupancy Policy
- PHA's briefing seminars or written materials

Residents must notify the PHA of changes in family composition:

- At an annual reexamination and lease renewal
- At any time family composition changes or income
- Within 10 business days

(7) Deconcentration and Income Mixing

The PHA has performed its annual deconcentration and income mixing analysis to determine if the PHA has any general occupancy public housing developments covered by the deconcentration rule. The analysis results follow:

The PHA does not have general occupancy public housing developments covered by the deconcentration rule.

Section 8

(1) Eligibility

Equal Access

The term "family" includes, but is not limited to the following, regardless of actual or perceived sexual orientation, gender identity, or marital status:

- (1) A single person, who may be an elderly person, displaced person, disabled person, near-elderly person or any other single person; or
- (2) A group of persons residing together and such group includes, but is not limited to:
 - (i) A family with or without children (a child who is temporarily away from the home because of placement in foster care is considered a member of the family);
 - (ii) An elderly family;
 - (iii) A near-elderly family;
 - (iv) A disabled family;
 - (v) A displaced family; and
 - (vi) The remaining member of a tenant family.

Disabled family means a family whose head (including co-head), spouse or sole member is a person with a disability.

Elderly family means a family whose head (including co-head), spouse or sole member is a person who is at least 62 years of age.

Near elderly family means a family whose head (including co-head), spouse or sole member is a person who is at least 50 years of age but below the age of 62; or two or more persons, who are at least 50 years of age but below the age of 62, living together; or one or more persons who are at least 50 years of age but below the age of 62.

Sexual orientation means homosexuality, heterosexuality or bisexuality.

Gender identity means actual or perceived gender-related characteristics.

The PHA conducts screening to the extent of:

- Criminal or Drug-related activity only to the extent required by law or regulation

The Housing Authority requests criminal records from the following enforcement agencies for screening purposes:

- Local law enforcement agencies
- National Crime Information Center (NCIC)
- National Sex Offender database
- Criminal background check through Online Rental Exchange

The PHA shares the following information with prospective landlords:

- Current and former landlord name and address
- Name and address (if known) of previous owner

(2) Waiting List Organization

The Coos-Curry Housing Authority's waiting list for the Section 8 tenant-based assistance is not merged with any other program waiting list.

Interested persons may apply for admission to Section 8 tenant-based assistance at:

- PHA main administrative Office

(3) Search Time

The PHA does give extensions on standard 60-day period to search for a unit:

- The PHA will automatically approve one 30-day extension upon written request from the family

- The PHA will approve additional extensions only in the following circumstances:
 - It is necessary as a reasonable accommodation for a person with disabilities
 - It is necessary due to reasons beyond the family's control, as determined by the PHA

(4) Preferences

The PHA does not plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the Section 8 Program to families at or below 30% of the median area income.

The PHA has established the following preference for admission to Section 8 tenant-based assistance:

- ***EHV Transition – Continuity of Assistance - The PHA establishes a local preference for households currently assisted under the Emergency Housing Voucher (EHV) program who are at risk of losing assistance due to the expiration of federal EHV funding or other administrative limitations beyond the household's control. Eligible households may be granted priority for admission to the Housing Choice Voucher (HCV) program to maintain housing stability and prevent a return to homelessness.***

(5) Special Purpose Section 8 Assistance Programs

The policies governing eligibility, selection and admissions to any special-purpose Section 8 program administered by the PHA are contained in the following documents or other reference materials:

- The Section 8 Administrative Plan
- Briefing sessions and written materials

The PHA announces the availability of any special-purpose Section 8 program to the public through published notices.

Financial Resources

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2026 grants)		
a) Public Housing Operating Fund	213,478.00	
b) Public Housing Capital Fund	212,276.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	5,567,228.00	
f) Resident Opportunity and Self-Sufficiency Grants		
g) Community Development Block Grant		
h) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	122,089.00	Public housing operations
4. Other income (list below)		
Tenant charges	3,934.00	Public housing operations
Misc.	1,700.00	Public housing operations
5. Non-federal sources (list below)		
Management Fee	65,052.00	Public housing operations
Total resources	\$6,185,757.00	

Rent Determination

Public Housing

(1) Income Based Rent Policies

a. Use of discretionary policies

The PHA will not employ discretionary rent-setting policies for income-based rent in public housing.

b. Minimum Rent

The PHA's minimum rent is \$0.00.

The PHA has not adopted any discretionary minimum rent hardship exemption policies.

c. Rents set at less than 30% of adjusted income

The PHA does not plan to charge rents at a fixed amount or percentage less than 30% of adjusted income.

d. Discretionary deductions and/or exclusion policies

The PHA does not plan to employ any discretionary (optional) deductions and/or exclusions policies.

e. Ceiling Rents

The PHA does not have ceiling rents.

f. Rent Re-determinations

Between annual income reexaminations, the tenant is required to report changes in income or family composition to the PHA such that the changes result in an adjustment to rent as follows:

- Any time the family experiences an income increase
- Always for changes in family composition

g. Individual Savings accounts (ISAs)

The PHA does not plan to implement individual savings accounts for residents as an alternative to the required 12-month disallowance of earned income and phasing in of the rent increase in the next year.

(2) Flat Rents

The PHA used the following sources of information in setting the market-based flat rents to establish comparability.

- Guidelines found in the 2015 Appropriations Act in determining the Public Housing Flat Rent schedule. The PHA will establish a flat rent for each public housing unit that is no less than 80% of the applicable Fair Market Rent (FMR)

Section 8

(1) Payment Standards

The PHA's payment standard is:

- 100% of FMR – 110% of FMR

The PHA reevaluates the payment standards for adequacy annually and considers the following factors in its assessment of the adequacy:

- Success rates of assisted families
- Rent burdens of assisted families

(2) Minimum Rent

The PHA's minimum rent is \$50.00.

The PHA has adopted the following discretionary minimum rent hardship exemption policies.

1. The minimum rent requirement may be waived under certain circumstances. Financial hardship status is to be granted immediately for ninety (90) days in the event of the following:
 - a. The family has lost eligibility or is awaiting an eligibility determination to receive federal, state or local assistance, including a

family having a non-citizen household member lawfully admitted for permanent residence and who would be entitled to public benefits but for Title IV of the Personal Responsibility and Work Opportunity Act of 1996;

- b. The family income has decreased due to changed circumstances such as separation, divorce, and abandonment;
- c. One or more family members have lost employment;
- d. The family would be evicted as a result of imposing the minimum rent requirement;
- e. There has been a death in the family; or
- f. There are other hardship situations determined by the PHA on a case-by-case basis, i.e., alimony, child support, etc.

Financial hardship exemption only applies to payment of minimum rent - not to rent based on the statutory formula for determining the Total Tenant Payment (TTP).

- 2. If tenant initiates a request for a hardship exemption that the PHA determines is temporary in nature:
 - a. If the hardship is determined to be temporary, minimum rent may be suspended; during the ninety (90) day period beginning on the day the request is made. At the end of the ninety (90) day period, the minimum rent is reinstated retroactively to the date of suspension and the HAP is again adjusted.
 - b. In the case of a temporary hardship, the PHA will allow the family a maximum of six (6) months to make payment of any delinquent minimum rent payments accrued during the suspension period. However, the family must execute a Repayment Agreement.
 - c. If the hardship is subsequently determined to be long-term, the PHA will retroactively exempt residents from the minimum rent requirement for the ninety (90)-day period.
 - d. Note that the PHA can only suspend the minimum rent contribution. If the family is residing in a unit whose Gross Rent exceeds the Payment Standard, the family will be responsible for the excess rent.
- 3. Hardship determinations are subject to the PHA's Informal Hearing Process and families are exempt from any escrow deposit that may be required under regulations governing the hearing process for other determinations.

Homeownership Programs

Public Housing

The PHA does not administer any homeownership programs for public housing.

Section 8

The PHA does not administer any homeownership program for Section 8.

Substantial Deviation/Significant Amendment or Modification

In accordance with HUD regulations in 24 CFR 903.7(r) and 24 CFR 905.3, the Coos-Curry Housing Authority (CCHA) has defined the basic criteria that will be used for determining:

- Substantial deviation from its 5-Year PHA Plan;
- Significant amendment or modification to the Capital Fund Program (CFP) 5-Year Action Plan.

Amendments, deviations, or modifications to the agency plan which fundamentally alter the mission, goals, objectives or plans of the NBHA will require formal approval from the Board of Commissioners. Prior to implementing changes that meet such criteria, the NBHA will submit for HUD's approval a revised plan(s) that meets full public process requirements.

Criteria for defining "Substantial Deviation" from the 5-Year PHA Plan

- A change in federal law takes effect and, in the opinion of NBHA, it creates substantial obligations or administrative burdens beyond the programs under administration, excluding changes made due to insufficient revenue, funding or appropriations, funding reallocations resulting from modifications made to the annual or five-year capital plan or due to the terms of a judicial decree.
- All amendments, deviations, or modifications to the agency plan which fundamentally alter the mission, goals, objectives or plans of the NBHA.

Criteria for defining "Significant Amendment or Modification" to the CFP 5-Year Action Plans

- Proposed demolition, disposition, homeownership, Capital Fund Financing, development, or mixed finance proposals will be considered significant amendments to the CFP 5-Year Action Plan.

- Addition of non-emergency work items not included in the current CFP Annual Statement or CFP 5-Year Action plan that exceeds \$100,000.00.

Exceptions

- Changes under the above definitions that are required due to HUD regulations, federal statutes, state or local laws/ordinances, or as a result of a declared national or local emergency will not be considered substantial deviation or significant amendment/modification
- Changes under the above definitions which are funded by any source other than federal funds will not require Plan amendment or modification
- Discretionary or administrative amendments consistent with the NBHA's stated overall mission and objectives will not be considered substantial deviations or modifications

The PHA must submit its Deconcentration Policy for Field Office Review.

Deconcentration of Poverty and Income-Mixing [24 CFR 903.1 and 903.2]

The PHA's admission policy must be designed to provide for deconcentration of poverty and income-mixing by bringing higher income tenants into lower income projects and lower income tenants into higher income projects. A statement of the PHA's deconcentration policies must be included in its annual plan [24 CFR 903.7(b)].

The PHA's deconcentration policy must comply with its obligation to meet the income targeting requirement [24 CFR 903.2(c)(5)].

Developments subject to the deconcentration requirement are referred to as 'covered developments' and include general occupancy (family) public housing developments. The following developments are not subject to deconcentration and income mixing requirements: developments operated by a PHA with fewer than 100 public housing units; mixed population or developments designated specifically for elderly or disabled families; developments operated by a PHA with only one general occupancy development; developments approved for demolition or for conversion to tenant-based public housing; and developments approved for a mixed-finance plan using HOPE VI or public housing funds [24 CFR 903.2(b)].

PHA Policy

According to 24 CFR 903.2(b), the PHA is not subject to deconcentration and incoming mixing requirements.

12-IV.E. DECONCENTRATION

PHA Policy

If subject to deconcentration requirements, the PHA will consider its deconcentration goals when transfer units are offered. When feasible, families above the Established Income Range will be offered a unit in a development that is below the Established Income Range, and vice versa, to achieve the PHA's deconcentration goals. A deconcentration offer will be considered a "bonus" offer; that is, if a resident refuses a deconcentration offer, the resident will receive one additional transfer offer.

New Activities

Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?

- ☐ **Choice Neighborhoods**
- ☐ **Modernization or Development**
- ☐ **Demolition and/or Disposition**
- ☐ **Conversion of Public Housing to Tenant Based Assistance**
- ☐ **Conversion of Public Housing to Project Based Rental Assistance or Project-Based Vouchers under RAD**
- ☐ **Homeownership Program under Section 32, 9 or 8(Y)**
- ☐ **Project Based Vouchers**
- ☐ **Units with Approved Vacancies for Modernization**
- ☐ **Other Capital Grant Programs**

Choice Neighborhoods

The PHA has not received a Choice Neighborhoods grant.

Modernization or Development

The PHA will not be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement.

Demolition and/or Disposition

The PHA does not plan to conduct any demolition or disposition activities in the Plan Fiscal Year.

Conversion of Public Housing to Tenant Based Assistance

The PHA is not planning to convert any Public Housing to Tenant Based Assistance.

Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD

The PHA is not planning to convert any Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.

Homeownership Program under Section 32, 9 or 8(Y)

The PHA has not applied nor will apply for any Homeownership Program under Section 32, 9 or 8(Y).

Project-based Vouchers

The PHA is intending to project-base up to 75 Housing Choice Vouchers in projects located in the PHAs jurisdiction (Coos and Curry counties). The vouchers will most likely be placed in the higher populated areas such as North Bend or Coos Bay. Project basing vouchers is consistent with the PHA Plan to increase the availability of affordable housing stock for voucher holders to access.

Units with Approved Vacancies for Modernization N/A

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

Progress Report

Provide a description of the PHA's progress in meeting its Mission and Goals described in its most recent 5-Year PHA Plan.

Mission

Our mission is to promote, preserve and provide residents of our community with safe, sanitary and affordable housing in good condition. NBC/CCHAs will assist in connecting residents with other resources which may enhance their quality of living. NBC/CCHAs will provide these services while treating the clients with dignity and respect.

Goals/Objectives

PHA GOAL #1: EXPAND THE SUPPLY OF ASSISTED HOUSING

The PHA established the following objectives to strive in meeting goal #1:

- Apply for additional rental vouchers
- Acquire or build units or developments

Progress Statement: *Coos-Curry Housing Authority continues to expand the region's affordable housing stock through strategic development and subsidy allocation. The 20-unit Ellensburg Housing Project in Gold Beach is currently under development as a HOME-funded project, with planned occupancy for seniors and families experiencing or at risk of homelessness. In addition, 30 Project-Based Vouchers (PBVs) have been committed to the North Bend Family Housing Phase I development, ensuring long-term affordability and access to supportive housing services for low-income households.*

PHA GOAL #2: IMPROVE THE QUALITY OF ASSISTED HOUSING

The PHA established the following objectives to strive in meeting goal #2:

- Increase customer satisfaction
- Concentrate on efforts to improve specific management functions (e.g., public housing finance; voucher unit inspections)

Progress Statement: *To support growth and improve service delivery, the Housing Authority has adopted a new business model that clearly separates asset management from property management functions. We have engaged Cascade Management to provide third-party property management for our new developments and contracted Housing Development Center (HDC) for asset management oversight. Internally, we established a Deputy Director position focused on day-to-day operations and a Maintenance Supervisor position to oversee maintenance for the 258 units we currently manage and own.*

These structural changes are designed to increase efficiency, improve housing quality, and enhance customer satisfaction across all programs.

We are also focusing on integrating PSH supports into our new sites, though our partner organizations.

PHA GOAL #3: INCREASE ASSISTED HOUSING CHOICES

The PHA established the following objectives to strive in meeting goal #3

- Increase voucher payment standards

Progress Statement: *Coos-Curry Housing Authority continues to expand housing choice and access for voucher holders. In our Housing Choice Voucher (HCV) Program, we have adopted a payment standard of 110% of Fair Market Rents (FMRs) to improve lease-up success and increase access to units in higher-opportunity areas. In addition, we are expanding our Project-Based Voucher (PBV) portfolio, including the recent placement of 30 PBVs into the North Bend Family Housing Phase I development. These efforts aim to reduce barriers to housing, support de-concentration of poverty, and improve long-term housing stability for low-income households.*

PHA GOAL #4: PROVIDE AN IMPROVED LIVING ENVIRONMENT

The PHA established the following objectives to strive in meeting goal #4

- Designate developments or buildings for particular resident groups (elderly, persons with disabilities) – 202 site and a PSH site (in development)

Progress Statement: *The Housing Authority is focused on preserving and expanding housing options that meet the needs of specific populations. We are currently working to preserve and expand the Powers 202 property, which serves seniors and persons with disabilities. Similarly, the Ellensburg Housing Project in Gold Beach is under development as a HOME-funded site modeled after Powers, with a focus on seniors and families at risk of homelessness. Looking ahead, we are planning the redevelopment of the Woodland Apartments, which will include an expanded unit mix and the integration of Permanent Supportive Housing (PSH) units to better serve residents with higher needs. These targeted efforts help ensure safe, stable, and supportive environments for vulnerable populations across our communities.*

PHA GOAL #5: PROMOTE SELF-SUFFICIENCY AND ASSET DEVELOPMENT OF ASSISTED HOUSEHOLDS

The PHA established the following objectives to strive in meeting goal #5

- Provide or attract supportive services to improve assistance recipients' employability

- Provide or attract supportive services to increase independence for the elderly or families with disabilities

Progress Statement: The Housing Authority is actively working to increase resident stability and create long-term pathways to independence. The Ellensburg Housing Project will provide on-site supportive services through partnerships with Brookings CORE Response and the SAFE Project, ensuring residents-particularly seniors and survivors of domestic violence-have access to comprehensive care and support. This project will add 19 new senior units, expanding our supportive housing offerings.

In parallel, we are developing partnerships and strategies to integrate workforce development services into our housing programs. This includes connecting residents with employment training, job placement resources, and career advancement opportunities to help break the cycle of poverty.

Additionally, we helped establish a Community Land Trust (CLT) to support affordable homeownership, giving eligible tenants a pathway to build equity and transition out of assisted housing. These efforts reflect our commitment to both immediate stability and long-term self-sufficiency for the households we serve.

PHA GOAL #6: ENSURE EQUAL OPPORTUNITY AND AFFIRMATIVELY FURTHER FAIR HOUSING

The PHA established the following objectives to strive in meeting goal #6

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status and disability
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required

Progress Statement: Coos-Curry Housing Authority is actively working to promote equity, inclusion, and fair access to housing across our programs. We have entered into a Memorandum of Understanding (MOU) with the South Coast Health Equity Coalition (SCHEC) to strengthen our efforts in

affirmatively furthering fair housing. Through this partnership, SCH EC supports us in implementing tenant feedback loops, delivering staff trainings, conducting community impact assessments, and executing affirmative marketing strategies that reach underserved populations.

Additionally, we are deepening engagement with our tribal partners, who are helping us market housing opportunities to tribal households and provide cultural competency training for staff. These collaborations are helping to ensure our programs are not only compliant with fair housing standards but also responsive to the diverse cultural and historical contexts of the communities we serve.

OTHER PHA GOALS AND OBJECTIVES (list below)

- Add Special Housing types to our HCV Program
- Effectively plan capital fund activities
- Take advantage of voucher expansion opportunities
- Allocate 100% of agency funding to efficiently operate and maintain Public Housing

Progress Statement:

- ***Expanded Housing Choice through Shared Housing (Completed):***
Coos-Curry Housing Authority has successfully implemented the Shared Housing option in the Housing Choice Voucher (HCV) Program, allowing multiple unrelated voucher holders to share a unit and increase housing access in a tight rental market.
- ***Capital Fund Planning (Completed):***
The agency has completed its Capital Fund planning process, ensuring that modernization and maintenance projects are aligned with long-term property needs and available funding. This supports the preservation of quality public housing across our portfolio.
- ***Maximizing Voucher Utilization and New Opportunities:***
We continue to actively pursue and implement new voucher opportunities. This includes the expansion of our Project-Based Voucher (PBV) program and preparation for the integration of Permanent Supportive Housing (PSH) units through current development efforts.

▪ **Full Utilization of Agency Funds:**

We are committed to responsible stewardship of public resources. 100% of agency funding is allocated to the operation, maintenance, and improvement of public housing units, ensuring that every dollar supports safe, decent, and stable housing for our residents.

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).

- 1) 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 Capital Fund 5 Year Action Plan in EPIC approved by HUD on 06/11/2025

Most Recent Fiscal Year Audit

- (a) Were there any findings in the most recent FY Audit?

Y N
☐ ☒

If, yes, please describe: ***N/A***

Resident Advisory Board (RAB) Comments

Did the RAB(s) provide comments to the PHA Plan?

Y N
☒ ☐

Please provide comments received and the PHA's response to each comment. (***See attachment or020a01***)

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.

**Civil Rights Certification/Certification Listing Policies and Programs
that the PHA has Revised since Submission of its Last Annual Plan**

Form 50077-SM, PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Regulations – Including PHA Plan Elements that Have Changed, must be submitted by the PHA as an electronic attachment to the PHA Plan.

Challenged Elements - If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

(a) Did the public challenge any elements of the Plan?

Y N
☐ ☒

If yes, include Challenged Elements. **N/A**