

# **PHA Plans for the North Bend City Housing Authority Annual Plan for FYB 2026**

**Matthew Vorderstrasse, Executive Director**

**FYB January 1, 2026**

**FINAL DRAFT**



**Presented by:**

The **Nelrod** Company

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<b>Streamlined Annual PHA Plan (Small PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 09/30/2027</b>
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**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, including changes to these policies, 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 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.

<b>A. PHA Information.</b>	
<b>A.1</b>	<p><b>PHA Name:</b> <u>North Bend City Housing Authority</u>    <b>PHA Code:</b> <u>OR009</u></p> <p><b>PHA Type:</b> <input checked="" type="checkbox"/> Small</p> <p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>01/2026</u></p> <p><b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p><b>Number of Public Housing (PH) Units:</b> <u>108</u></p> <p><b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission    <input type="checkbox"/> Revised Annual Submission</p> <p><b>Availability of Information.</b> 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</p>

<b>A.1</b>	<p>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><b>The following are the specific locations where the public may obtain copies of the 2026 Annual PHA Plan:</b></p> <ul style="list-style-type: none"> <li>▪ Administrative Office – 1700 Monroe Street, North Bend, OR 97459</li> <li>▪ PHA Website: <a href="http://www.ccnbchas.org">www.ccnbchas.org</a></li> </ul> <p><input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" data-bbox="170 646 1367 877"> <thead> <tr> <th data-bbox="170 646 422 724" rowspan="2">Participating PHAs</th> <th data-bbox="422 646 544 724" rowspan="2">PHA Code</th> <th data-bbox="544 646 824 724" rowspan="2">Program(s) in the Consortia</th> <th data-bbox="824 646 1084 724" rowspan="2">Program(s) not in the Consortia</th> <th colspan="2" data-bbox="1084 646 1367 693">No. of Units in Each Program</th> </tr> <tr> <th data-bbox="1084 693 1218 724">PH</th> <th data-bbox="1218 693 1367 724">HCV</th> </tr> </thead> <tbody> <tr> <td data-bbox="170 724 422 798">Lead PHA:</td> <td data-bbox="422 724 544 798"></td> <td data-bbox="544 724 824 798"></td> <td data-bbox="824 724 1084 798"></td> <td data-bbox="1084 724 1218 798"></td> <td data-bbox="1218 724 1367 798"></td> </tr> <tr> <td data-bbox="170 798 422 877"></td> <td data-bbox="422 798 544 877"></td> <td data-bbox="544 798 824 877"></td> <td data-bbox="824 798 1084 877"></td> <td data-bbox="1084 798 1218 877"></td> <td data-bbox="1218 798 1367 877"></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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Lead PHA:																										
<b>B.</b>	<p><b>Plan Elements Submitted with 5-Year PHA Plans.</b> Required elements for Small 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 Small PHA is not submitting its 5-Year Plan. See Sub-Section below for required elements in all other years (Years 1-4).</p>																									
<b>B.1</b>	<p><b>Revision of Existing PHA Plan Elements. <i>NOT REQUIRED – ANNUAL PHA PLAN ONLY</i></b></p>																									
<b>B.2</b>	<p><b>New Activities. <i>NOT REQUIRED – ANNUAL PHA PLAN ONLY</i></b></p>																									
<b>B.3</b>	<p><b>Progress Report. <i>NOT REQUIRED – ANNUAL PHA PLAN ONLY</i></b></p>																									
<b>B.4</b>	<p><b><u>Capital Improvements.</u> <i>NOT REQUIRED – ANNUAL PHA PLAN ONLY</i></b></p>																									
<b>B.5</b>	<p><b>Most Recent Fiscal Year Audit. <i>NOT REQUIRED – ANNUAL PHA PLAN ONLY</i></b></p>																									
	<p><b>Plan Elements Submitted All Other Years (Years 1-4).</b> Required elements for all other fiscal years. This section does not need to be completed in years when a Small PHA is submitting its 5-Year PHA Plan.</p>																									

**B.1 New Activities**

(a) Does the PHA intend to undertake any new activities related to the following in the PHA's applicable Fiscal Year?

Y N

- ☐ ☒ Choice Neighborhoods Grants.
- ☐ ☒ 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 (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).

(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. *N/A*

(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. *N/A*

(d) 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)].

B.1	<p><u>PHA Policy</u></p> <p>According to 24 CFR 903.2(b), the PHA is not subject to deconcentration and incoming mixing requirements.</p> <p>12-IV.E.DECONCENTRATION</p> <p><u>PHA Policy</u></p> <p>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.</p>
B.2	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan (HUD-50075.2) in EPIC and the date that it was approved.</p> <p><i>See Capital Fund 5 Year Action Plan in EPIC approved by HUD on <u>06/09/2025</u></i></p>
C.	<p><b>Other Document or Certification Requirements for Annual Plan Submissions.</b> Required in all submission years.</p>
C.1	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan?</p> <p>Y    N  <input checked="" 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. <i>(See attachment or009a01)</i></p>
C.2	<p><b>Certification by State or Local Officials.</b></p> <p><u>Form HUD 50077-SL</u>, <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.</p>
C.3	<p><b>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan</b></p> <p><u>Form 50077-SM</u>, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Regulations – Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

<b>C.4</b>	<p><b>Challenged Elements.</b> 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.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y      N <input type="checkbox"/>   <input checked="" type="checkbox"/></p> <p>If yes, include Challenged Elements. <i>N/A</i></p>
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**Attachment: tx128a01**  
**North Bend City Housing Authority**  
**Resident Advisory Board Consultation Process and Comments –**  
**FYB 2026**

1. Resident notification of appointment to the Advisory Board

At beginning of PHA Plan process, sent out letter to all residents/participants of opportunity to serve on Resident Advisory Board  
**July 14, 2025**

2. Resident Advisory Board Selection

Selection made from resident/participant response

3. Meeting Organization

Schedule date to meet with Resident Advisory Board for input to PHA Plan  
**July 14, 2025**

Hold Resident Advisory Board meeting **July 29, 2025**

4. Notification of Public Hearing

Schedule date for Public Hearing and place ad **July 25, 2025**

Hold Public Hearing meeting **September 9, 2025**

5. Documentation of resident recommendations and PHA's response to recommendations

## North Bend City Housing Authority

### Resident Advisory Board (RAB) Meeting Summary

#### Regarding the PHA Annual Plan

Date of Meeting: 7/29/25

Location: 1700 Monroe St North Bend Auditorium

Time: 10:30am

#### Attendees:

- RAB Members Present: See Resident Leaders Participation in the Annual Plan
- PHA Staff Present: Karen, Dubois, Matt Vorderstrasse, Kala Wever,
- Other Attendees: \_\_\_\_\_

#### Key Discussion Points:

##### 1. Overview of PHA Annual Plan:

- Matt Presented a Power point of the
- Draft Plan with Goals + Progress Report
- The first Draft was rounded out by Attendees
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

##### 2. Capital Fund Projects:

- It was stated that the Capital Fund would
- be \$411,504 for next yr to increase from
- previous yr. Danielle gave an
- Overview of Capital Fund and the
- Capital Fund Process and will start
- the process early next year.
- \_\_\_\_\_

##### 3. Resident Services & Programs:

- Looking at linking residents to employment
- + training opportunities
- \_\_\_\_\_
- \_\_\_\_\_

##### 4. Policy Changes:

- Update Flat Rent Policy
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_



5. Resident Input & Recommendations:

- Team away- updating + to where eldest Matt
- explained we are looking at a CRA
- Nancy Allison wanted to know what plans
- we have - but understood Matt explained
- again that we are looking at a CRA
- John - suggested asking residents at a quarterly
- meeting.
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Public Hearing will be held on 9/9/2025 @ 10:30am at 1700 Monroe, North Bend OR

Meeting concluded at: 11:00am

# North Bend City Housing Authority

Annual PHA Plan - Resident Advisory Board

Comment Card

Date: July 29, 2025

We welcome your feedback! Please use the space below to share any comments, suggestions, or concerns regarding the Annual PHA Plan.

Name (optional):

Wonne M Gekas #209

Phone/Email (optional):

Comments:

Hamilton Court Lawns are Dry as Come be  
why not water some areas.

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# NORTH BEND CITY HOUSING AUTHORITY SIGN IN SHEET

Type of Meeting:

- ☐ Planning Meeting  
☐ Public Hearing  
☐ Training  
☒ Resident Meeting  
☐ Other \_\_\_\_\_

Date: 7/29/25 Time: 10:30am  
 Event/Session Title: FY 2026 Annual Plan

Total # People Attending: 8

Please Sign Below:

1. <u>Karen Dubocor</u>	26.
2. <u>Nancy Allison</u>	27.
3. <u>Grace Dugan</u>	28.
4. <u>Danice</u>	29.
5. <u>[Signature]</u>	30.
6. <u>Joan Combs</u>	31.
7. <u>Glorie Gekas</u>	32.
8. <u>Math Vanderstrasse</u>	33.
9.	34.
10.	35.
11.	36.
12.	37.
13.	38.
14.	39.
15.	40.
16.	41.
17.	42.
18.	43.
19.	44.
20.	45.
21.	46.
22.	47.
23.	48.
24.	49.
25.	50.

(Use additional sheets, if necessary)

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# RESIDENT LEADERS' PARTICIPATION IN THE ANNUAL PLANNING PROCESS

The following resident leaders have participated in the Agency Annual Planning process by attending meetings, public hearings, and/or other activities.

Name and Title	Address	Telephone Number	Representing Resident Council...(Name of Resident Council, if applicable)	Representing Development... (Development Name, if applicable)
Nancy Allison				HC
Sotham Connors				etc.
Tracie Dugan				AH
Jeannette Hester				NBC HC