

<b>Streamlined Annual PHA Plan (Small PHAs) Version 2</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 03/31/2024</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>	<b>PHA Name:</b> <u>Coos-Curry Housing Authority</u> <b>PHA Code:</b> <u>OR020</u> <b>PHA Type:</b> <input checked="" type="checkbox"/> Small <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>01/2025</u> <b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) <b>Number of Public Housing (PH) Units:</b> <u>52</u> <b>Number of Housing Choice Vouchers (HCVs):</b> <u>894</u> <b>Total Combined:</b> <u>946</u> <b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission

<b>A.1</b>	<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 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 2025 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" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <th rowspan="2">Participating PHAs</th> <th rowspan="2">PHA Code</th> <th rowspan="2">Program(s) in the Consortia</th> <th rowspan="2">Program(s) not in the Consortia</th> <th colspan="2">No. of Units in Each Program</th> </tr> <tr> <th>PH</th> <th>HCV</th> </tr> <tr> <td>Lead PHA:</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </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.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last <b><u>Five-Year PHA Plan</u></b> submission?</p> <p>Y    N</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Substantial Deviation.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification</p>																				

<p><b>B.1</b></p>	<p>(b) The PHA must submit its Deconcentration Policy for Field Office Review</p> <p>DECONCENTRATION OF POVERTY AND INCOME-MIXING [24 CFR 903.1 AND 903.2]</p> <p>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)].</p> <p>The PHA's deconcentration policy must comply with its obligation to meet the income targeting requirement [24 CFR 903.2(c)(5)].</p> <p>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)].</p> <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> <p>(c) If the PHA answered yes for any element, describe the revisions for each element below:</p> <p><b>Statement of Housing Needs and Strategy for Addressing Housing Needs</b></p> <p><b><u>Statement of Housing Needs:</u></b></p> <p><i>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.</i></p>
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B.1	<p><b><u>Waiting List for Public Housing:</u></b></p> <p><i>Total: 1340</i>  <i>Extremely Low Income: 1101-82%</i>  <i>Very Low Income: 161-12%</i>  <i>Low Income: 67-5%</i>  <i>Families with children: 408-30%</i>  <i>Elderly families: 281-21%</i>  <i>Families with Disabilities: 671-50%</i>  <i>White: 1084-81%</i>  <i>Black/African American: 70-5%</i>  <i>American Indian/Alaska Native: 79-6%</i>  <i>Asian: 19-1%</i>  <i>Native Hawaiian/Other Pacific Islander: 6-0.45%</i>  <i>Hispanic: 93-7%</i></p> <p><i>Bedrooms:</i>  <i>2 BR: 1175-88%</i>  <i>3 BR: 165-12%</i></p> <p><i>The waiting list is not closed.</i></p> <p><b><u>Waiting List for Section 8:</u></b></p> <p><i>Total: 900</i>  <i>Extremely Low Income: 722-80%</i>  <i>Very Low Income: 131-15%</i>  <i>Low Income: 43-5%</i>  <i>Families with children: 275-31%</i>  <i>Elderly families: 218-24%</i>  <i>Families with Disabilities: 450-50%</i>  <i>White: 619-69%</i>  <i>Black/African American: 35-4%</i>  <i>American Indian/Alaska Native: 46-5%</i>  <i>Asian: 18-2%</i>  <i>Native Hawaiian/Other Pacific Islander: 5-1%</i>  <i>Hispanic: 13-1%</i></p> <p><i>The waiting is not closed.</i></p> <p><b><u>Strategies for Addressing Housing Needs:</u></b></p> <p><b>Need: Shortage of affordable housing for all eligible populations</b></p> <p>PHA shall maximize the number of affordable units available to the PHA within its current resources by:</p> <ul style="list-style-type: none"> <li>▪ <i>Employ effective maintenance and management policies to minimize the number of public housing units off-line</i></li> </ul>
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B.1	<ul style="list-style-type: none"> <li>▪ <i>Reduce turnover time for vacated public housing units</i></li> <li>▪ <i>Reduce time to renovate public housing units</i></li> <li>▪ <i>Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction</i></li> <li>▪ <i>Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required</i></li> <li>▪ <i>Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration</i></li> <li>▪ <i>Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program</i></li> <li>▪ <i>Participate in the Consolidated Plan development process to ensure coordination with broader community strategies</i></li> </ul> <p>PHA shall increase the number of affordable units available to the PHA within its current resources by:</p> <ul style="list-style-type: none"> <li>▪ <i>Apply for additional Section 8 units should they become available</i></li> <li>▪ <i>Leverage affordable housing resources in the community through the creation of mixed-finance housing</i></li> <li>▪ <i>Pursue housing resources other than public housing or Section 8 tenant-based assistance</i></li> </ul> <p><b>Need: Specific Family Types: Families at or below 30% of median</b></p> <p>PHA shall target available assistance to families at or below 30% of AMI by:</p> <ul style="list-style-type: none"> <li>▪ <i>Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing</i></li> <li>▪ <i>Adopt rent policies to support and encourage work</i></li> </ul> <p><b>Need: Specific Family Types: Families at or below 50% of median</b></p> <p>PHA shall target available assistance to families at or below 50% of AMI by:</p> <ul style="list-style-type: none"> <li>▪ <i>Employ admissions preferences aimed at families who are working</i></li> <li>▪ <i>Adopt rent policies to support and encourage work</i></li> </ul> <p><b>Need: Specific Family Types: The Elderly</b></p> <p>PHA shall target available assistance to the elderly by:</p> <ul style="list-style-type: none"> <li>▪ <i>Seek designation of public housing for the elderly</i></li> <li>▪ <i>Apply for special-purpose vouchers targeted to the elderly, should they become available</i></li> </ul> <p><b>Need: Specific Family Types: Families with Disabilities</b></p> <p>PHA shall target available assistance to Families with Disabilities by:</p> <ul style="list-style-type: none"> <li>▪ <i>Apply for special-purpose vouchers targeted to families with disabilities, should they become available</i></li> </ul>
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B.1	<ul style="list-style-type: none"> <li>▪ <i>Affirmatively market to local non-profit agencies that assist families with disabilities</i></li> <li>▪ <i>Seek designation of public housing for families with disabilities</i></li> <li>▪ <i>Carry out modifications needed in public housing based on the section 504 Needs Assessment for Public Housing</i></li> <li>▪ <i>Affirmatively market to local non-profit agencies that assist families with disabilities</i></li> </ul> <p><b>Need: Specific Family Types: Races or ethnicities with disproportionate housing needs</b></p> <p>PHA will conduct activities to affirmatively further fair housing by:</p> <ul style="list-style-type: none"> <li>▪ <i>Counsel Section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units</i></li> <li>▪ <i>Market the Section 8 program to owners outside areas of poverty/minority concentrations</i></li> </ul> <p><b>Reason for Selecting Strategies:</b></p> <ul style="list-style-type: none"> <li>▪ <i>Funding constraints</i></li> <li>▪ <i>Staffing constraints</i></li> <li>▪ <i>Results of consultation with local or state government</i></li> <li>▪ <i>Results of consultation with residents and the Resident Advisory Board</i></li> </ul> <p><b><u>Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions</u></b></p> <p><b><u>Public Housing</u></b></p> <p><b><u>Eligibility:</u></b></p> <p><b><u>Equal Access</u></b></p> <p><i>The term “family” includes, but is not limited to the following, regardless of actual or perceived sexual orientation, gender identity, or marital status:</i></p> <ol style="list-style-type: none"> <li>(1) <i>A single person, who may be an elderly person, displaced person, disabled person, near-elderly person or any other single person; or</i></li> <li>(2) <i>A group of persons residing together and such group includes, but is not limited to:</i> <ol style="list-style-type: none"> <li>(i) <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);</i></li> <li>(ii) <i>An elderly family;</i></li> <li>(iii) <i>A near-elderly family;</i></li> <li>(iv) <i>A disabled family;</i></li> <li>(v) <i>A displaced family; and</i></li> <li>(vi) <i>The remaining member of a tenant family.</i></li> </ol> </li> </ol> <p><i>Disabled family means a family whose head (including co-head), spouse or sole member is a person with a disability.</i></p>
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B.1	<p><i>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.</i></p> <p><i>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.</i></p> <p><i>Sexual orientation means homosexuality, heterosexuality or bisexuality.</i></p> <p><i>Gender identity means actual or perceived gender-related characteristics.</i></p> <p><b><u>Preferences:</u></b></p> <p><i>The PHA has established the following preference for admission to public housing:</i></p> <ul style="list-style-type: none"> <li>▪ <i>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.</i></li> <li>▪ <i>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.</i></li> </ul> <p><b><u>Deconcentration and Income Mixing:</u></b></p> <p><i>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:</i></p> <p><i>The PHA does have general occupancy public housing developments covered by the deconcentration rule.</i></p> <p><i>None of the covered developments have an average income that falls above or below the Established Income Range.</i></p> <p><b><u>Section 8</u></b></p> <p><b><u>Eligibility:</u></b></p> <p><b><u>Equal Access</u></b></p> <p><i>The term “family” includes, but is not limited to the following, regardless of actual or perceived sexual orientation, gender identity, or marital status:</i></p> <ol style="list-style-type: none"> <li>(1) <i>A single person, who may be an elderly person, displaced person, disabled person, near-elderly person or any other single person; or</i></li> <li>(2) <i>A group of persons residing together and such group includes, but is not limited to:</i></li> </ol>
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B.1	<p>(i) <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);</i></p> <p>(ii) <i>An elderly family;</i></p> <p>(iii) <i>A near-elderly family;</i></p> <p>(iv) <i>A disabled family;</i></p> <p>(v) <i>A displaced family; and</i></p> <p>(vi) <i>The remaining member of a tenant family.</i></p> <p><i>Disabled family means a family whose head (including co-head), spouse or sole member is a person with a disability.</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p><i>Sexual orientation means homosexuality, heterosexuality or bisexuality.</i></p> <p><i>Gender identity means actual or perceived gender-related characteristics.</i></p> <p>The PHA conducts screening to the extent of:</p> <ul style="list-style-type: none"> <li>▪ <i>Criminal or Drug-related activity only to the extent required by law or regulation</i></li> </ul> <p>The Housing Authority requests criminal records from the following enforcement agencies for screening purposes:</p> <ul style="list-style-type: none"> <li>▪ <i>Local law enforcement agencies</i></li> <li>▪ <i>National Crime Information Center (NCIC)</i></li> <li>▪ <i>National Sex Offender database</i></li> <li>▪ <i>Criminal background check through Online Rental Exchange</i></li> </ul> <p>The PHA shares the following information with prospective landlords:</p> <ul style="list-style-type: none"> <li>▪ <i>Current and former landlord name and address</i></li> <li>▪ <i>Name and address (if known) of previous owner</i></li> </ul> <p><b><u>Preferences:</u></b></p> <p><i>The PHA has established the following preference for admission to Section 8 tenant-based assistance:</i></p> <ul style="list-style-type: none"> <li>▪ <i>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</i></li> </ul>
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B.1	<p><i>admission to the Housing Choice Voucher (HCV) program to maintain housing stability and prevent a return to homelessness.</i></p> <p><b><u>Special Purpose Section 8 Assistance Programs:</u></b></p> <p>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:</p> <ul style="list-style-type: none"> <li>▪ <i>The Section 8 Administrative Plan</i></li> <li>▪ <i>Briefing sessions and written materials</i></li> </ul> <p><i>The PHA announces the availability of any special-purpose Section 8 program to the public through published notices.</i></p>
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<b>B.1</b>	<b>Financial Resources</b>		
	<b>Financial Resources: Planned Sources and Uses</b>		
	<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
	<b>1. Federal Grants (FY 2025 grants)</b>		
	a) Public Housing Operating Fund	132,527.00	
	b) Public Housing Capital Fund	207,657.00	
	c) HOPE VI Revitalization		
	d) HOPE VI Demolition		
	e) Annual Contributions for Section 8 Tenant-Based Assistance	5,212,133.00	
	f) Resident Opportunity and Self- Sufficiency Grants		
	g) Community Development Block Grant		
	h) HOME		
	Other Federal Grants (list below)		
	Mainstream	540,383.00	
	Emergency Housing Voucher	402,524.00	
	<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
	2022 Capital Funds	32,893.78	Public housing capital improvements
	2023 Capital Funds	202,464.10	Public housing capital improvements
	<b>3. Public Housing Dwelling Rental Income</b>	124,164.50	Public housing operatio
	<b>4. Other income (list below)</b>		
	Management fee (Woodland)	49,677.54	Public housing operatio
	Management fee (Powers)	15,385.77	Public housing operatio
	<b>5. Non-federal sources (list below)</b>		
	<b>Total resources</b>	<b>\$6,919,809.69</b>	
	<b>Rent Determination</b>		
	<b><u>Public Housing</u></b>		
	<b><u>Rent Re-determinations:</u></b>		
	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:		
	<ul style="list-style-type: none"> <li><i>Any time the family experiences an income increase</i></li> </ul>		

B.1	<ul style="list-style-type: none"> <li>▪ <i>Always for changes in family composition</i></li> </ul> <p><b><u>Flat Rents:</u></b></p> <p>The PHA used the following sources of information in setting the market-based flat rents to establish comparability.</p> <ul style="list-style-type: none"> <li>▪ <i>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)</i></li> </ul> <p><b><u>Section 8</u></b></p> <p><b><u>Payment Standards:</u></b></p> <p>The PHA's payment standard is:</p> <ul style="list-style-type: none"> <li>▪ <i>100% of FMR – 110% of FMR</i></li> </ul> <p>The PHA reevaluates the payment standards for adequacy annually and considers the following factors in its assessment of the adequacy:</p> <ul style="list-style-type: none"> <li>▪ <i>Success rates of assisted families</i></li> <li>▪ <i>Rent burdens of assisted families</i></li> </ul> <p><b><u>Minimum Rent:</u></b></p> <p>The PHA's minimum rent is \$50.00.</p> <p><i>The PHA has adopted the following discretionary minimum rent hardship exemption policies.</i></p> <ol style="list-style-type: none"> <li>1. <i>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:</i> <ol style="list-style-type: none"> <li>a. <i>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;</i></li> <li>b. <i>The family income has decreased due to changed circumstances such as separation, divorce, and abandonment;</i></li> <li>c. <i>One or more family members have lost employment;</i></li> <li>d. <i>The family would be evicted as a result of imposing the minimum rent requirement;</i></li> <li>e. <i>There has been a death in the family; or</i></li> <li>f. <i>There are other hardship situations determined by the PHA on a case-by-case basis, i.e., alimony, child support, etc.</i></li> </ol> </li> </ol>
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B.1	<p><i>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).</i></p> <ol style="list-style-type: none"> <li>2. <i>If tenant initiates a request for a hardship exemption that the PHA determines is temporary in nature:</i> <ol style="list-style-type: none"> <li>a. <i>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.</i></li> <li>b. <i>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.</i></li> <li>c. <i>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.</i></li> <li>d. <i>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.</i></li> </ol> </li> <li>3. <i>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.</i></li> </ol> <p><b><u>Substantial Deviation/Significant Amendment or Modification</u></b></p> <p>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:</p> <ul style="list-style-type: none"> <li>• Substantial deviation from its 5-Year PHA Plan;</li> <li>• Significant amendment or modification to the Capital Fund Program (CFP) 5-Year Action Plan.</li> </ul> <p>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.</p> <p>Criteria for defining "Substantial Deviation" from the 5-Year PHA Plan</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• All amendments, deviations, or modifications to the agency plan which fundamentally alter the mission, goals, objectives or plans of the NBHA.</li> </ul>
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<b>B.1</b>	<p>Criteria for defining “Significant Amendment or Modification” to the CFP 5-Year Action Plans</p> <ul style="list-style-type: none"> <li>Proposed demolition, disposition, homeownership, Capital Fund Financing, development, or mixed finance proposals will be considered significant amendments to the CFP 5-Year Action Plan.</li> <li>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.</li> </ul> <p>Exceptions</p> <ul style="list-style-type: none"> <li>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</li> <li>Changes under the above definitions which are funded by any source other than federal funds will not require Plan amendment or modification</li> <li>Discretionary or administrative amendments consistent with the NBHA’s stated overall mission and objectives will not be considered substantial deviations or modifications</li> </ul>
<b>B.2</b>	<p><b>New Activities.</b></p> <p>Does the PHA intend to undertake any new activities related to the following in the PHA’s current Fiscal Year?</p> <p>Y   N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant-Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Assistance under RAD.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Project-Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA</p>

B.2	<p><b>Project-Based Vouchers</b></p> <p>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.</p>
B.3	<p><b>Progress Report.</b> Provide a description of the PHA’s progress in meeting its Mission and Goals described in its most recent 5-Year PHA Plan.</p> <p><b><u>Mission</u></b></p> <p>Coos-Curry Housing Authority’s (CCHA) mission is to promote, preserve and provide residents of our community with safe, sanitary and affordable housing in good condition. CCHA will assist in connecting residents with other resources which may enhance their quality of life. CCHA will provide these services while treating the clients with dignity.</p> <p><b><u>Goals/Objectives</u></b></p> <p><b>PHA GOALS</b></p> <ul style="list-style-type: none"> <li>- Effectively plan capital fund activities to ensure the physical structures in public housing are safe and sanitary for eligible households including remodeling accessible units to meet ADA standards.</li> <li>- CCHA will allocate 100% of agency funding each year to efficiently operate and maintain the Public Housing units.</li> <li>- Take advantage of voucher expansion opportunities by HUD to increase the availability of rental assistance in the PHA jurisdiction.</li> <li>- Explore options to partner with community developer to create additional affordable housing.</li> <li>- Review structure of CCHA and North Bend City Housing Authority to determine best course of action for consolidation/consortium/transfer of properties or programs/etc.</li> </ul> <p><b><u>Progress Statement:</u></b> <i>CCHA has made progress on all goals. We have acquired a new site to develop in Curry and we are in the midst of strategic planning to address the final goal.</i></p>
B.4	<p><b>Capital Improvements.</b> Required in all years for all PHAs completing this form that administer public housing and receive funding from the Capital Fund Program (CFP).</p> <p>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.</p> <p><i>See Capital Fund 5 Year Action Plan in EPIC approved by HUD on <u>07/29/2024</u></i></p>



<b>B.5</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y    N  <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>If, yes, please describe: <i>N/A</i></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>B.1</b>	<p><b>New Activities <i>Not Required – PHA is preparing Five-Year PHA Plan</i></b></p>
<b>B.2</b>	<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. <i>Not Required – PHA is preparing Five-Year PHA Plan</i></p>
<b>C.</b>	<p><b>Other Document or Certification Requirements for Annual Plan Submissions.</b>  Required in all submission years.</p>
<b>C.1</b>	<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 or020a01)</i></p>
<b>C.2</b>	<p><b>Certification by State or Local Officials.</b></p> <p><a href="#">Form HUD 50077-SL</a>, <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>
<b>C.3</b>	<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><a href="#">Form 50077-SM</a>, <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>
<b>D</b>	<b>Affirmatively Furthering Fair Housing (AFFH).</b>
<b>D.1</b>	<p><b>Affirmatively Furthering Fair Housing (AFFH).</b></p> <p>Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <p><b>Fair Housing Goal:</b> Describe fair housing strategies and actions to achieve the goal:</p> <p><i>Goal: Annual Fair Housing Inservice for all PHA staff.</i></p> <p><i>Goal: Partnering with South Coast Health Equity Coalition to provide D.E. I. training to PHA staff and assist in Affirmative Marketing Efforts.</i></p> <p><i>Goal: Partnering with our tribal partners to market housing opportunities to the BIPOC community and also being cultural training to the PHA.</i></p>