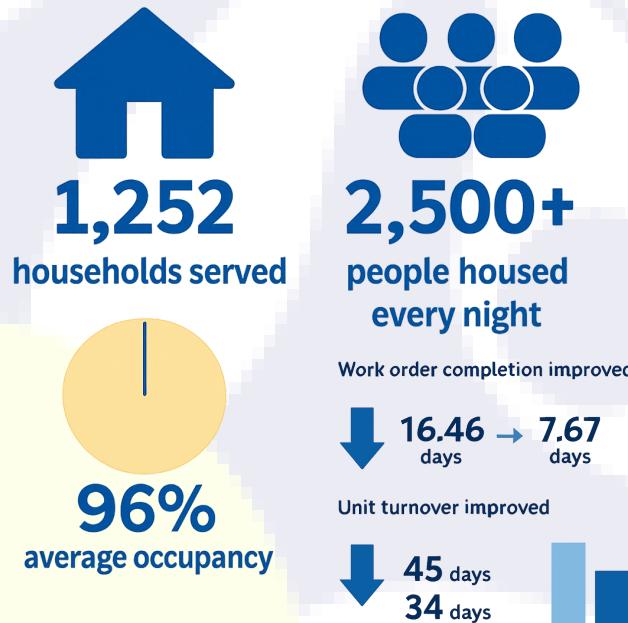




2025 Community Impact Report

In 2025, the North Bend City/Coos-Curry Housing Authorities strengthened housing stability, expanded affordable housing supply, preserved aging assets, and modernized programs to better meet community needs. With strong occupancy, active development, and an expanding voucher toolkit, the Housing Authorities enter 2026 positioned for long-term sustainability.



Organizational improvement



Powers Housing Development – 2025 Impact



2025
TOTAL PRESERVATION INVESTMENT SECURED

III 454,000



In 2025, the North Bend City/ Coos-Curry Housing Authorities, alongside SPARC partners, made strategic investments that strengthened housing stability across the South Coast. Through a balanced approach focused on preservation, new development, and system coordination, more than \$454,000 was secured to preserve aging affordable housing, nearly \$5 million was leveraged into our partners through SPARC-provided technical assistance, and over \$13.9 million was invested in new affordable housing development. These investments also delivered direct local economic impact—supporting landlords, contractors, and energy efficiency upgrades—while reinforcing a coordinated regional housing system built for long-term sustainability.

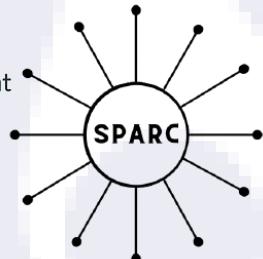
SPARC PARTNER TECHNICAL ASSISTANCE IMPACT – GHAP

\$5.0 Million

Leveraged in partner funding through SPARC-provided technical assistance, coordination, and system design

Supporting:

- Shelter and outreach start-up
- Youth, family, and senior housing
- Mobile outreach programs
- Preservation and predevelopment
- Regional systems infrastructure



\$13.9M

invested in

North Bend Family Housing

\$239K

invested in

Anchor Point Apartments



\$3,94M

in operating funding
(excluding HAP)



\$6,5M

paid directly to
local landlords



\$648K

paid to local contractors
via maintenance
projects



\$239K

braided via Energy
Trust for energy
upgrades



2025 Annual Report Summary

The North Bend City /Coos-Curry Housing Authorities are the largest housing provider on Oregon's South Coast. In 2025, the Housing Authorities served 1,252 households through Affordable Housing and Housing Choice Voucher programs, ensuring that more than 2,500 people each night had a safe, stable place to call home. With an average occupancy rate of 96%, the Housing Authorities continued to operate a highly utilized housing system essential to regional stability.

Throughout 2025, the Housing Authorities advanced a balanced strategy focused on new development, preservation of existing assets, operational improvement, and system coordination. Major progress continued at North Bend Family Housing, a cornerstone development expanding deeply affordable housing supply in the region. Phase I (105 units) remains ahead of schedule, with Building A projected for completion in September 2026, while coordination with Oregon Housing and Community Services is underway for Phase II (48 units). In Gold Beach, Anchor Point Apartments (formerly Ellensburg Housing) continued moving forward, providing 19 units serving seniors and a survivor of domestic violence, with groundbreaking anticipated in 2026. Initial work also began to identify future development opportunities in Brookings and across Coos and Curry Counties, positioning the region to respond quickly to future funding opportunities.

Preservation remained a core strategy in 2025, recognizing that replacement costs in rural markets far exceed available resources. The Housing Authorities intentionally braided Energy Trust funding, Capital Funds, and Reserves for Replacement to reduce long-term operating costs and extend the life of existing properties. Nearly \$250,000 was invested in energy efficiency upgrades, including heat pump conversions, improving resident comfort while relieving pressure on limited public funds.

At Powers Housing, a HUD Section 202 property serving seniors and people with disabilities, the Housing Authorities leveraged over \$400,000 in philanthropic and health-based funding to support preservation and modest expansion. These investments will add a new unit, create a community center and staff offices, and strengthen on-site services that support aging in place. Additional preservation planning funding was also secured for Woodland Apartments, ensuring proactive stewardship of a critical regional asset.

Housing program performance remained strong. Our affordable housing programs served 269 households with high occupancy. All households maintained housing for six months or longer, and tenant engagement efforts—including quarterly meetings, newsletters, and partnerships with Coos Health & Wellness—contributed to improved communication and reduced complaints. The Housing Choice Voucher program served 983 households, maintained stable landlord participation, and expanded readiness for shared housing, Project-Based Vouchers, and began studying Foster Youth to Independence vouchers.

Operational improvements in 2025 strengthened internal systems and maintenance performance. Average work order completion times were reduced from 16.46 days to 7.67 days, and average unit turnover time improved from 45 days to 34 days, supporting housing stability and asset preservation.

Financially, the Housing Authorities stewarded public resources while generating significant local economic impact. Nearly \$6.5 million in Housing Assistance Payments supported local landlords, \$648,000 was paid to local contractors, and more than \$13.9 million was invested in new affordable housing construction. These investments reinforced the regional housing system while circulating dollars back into local communities.

The Housing Authorities also continued to support and participate in the SPARC Network, a coordinated regional framework led by Southern Oregon Coast Regional Housing that aligns housing, services, and system partners across the South Coast. Entering 2026, the Housing Authorities are positioned with strong occupancy, preserved and improving assets, advancing development projects, an expanding voucher toolkit, and a fully operational regional systems framework—remaining focused on long-term housing stability for the South Coast.



Special Thank You

The North Bend City / Coos-Curry Housing Authorities extend sincere appreciation to the partners whose commitment, expertise, and collaboration made continued progress possible in 2025.

We are grateful to DCM Communities and Dream Development for their leadership and development partnership, and to LMC Construction, Carlton Hart Architecture, and Pinnacle Architecture for their technical excellence, responsiveness, and shared commitment to delivering high-quality, affordable housing.

Most importantly, we extend our deepest thanks to Oregon Housing and Community Services (OHCS). OHCS's continued investment, partnership, and trust have been foundational to advancing affordable housing, preservation, and systems work across the South Coast. Their support enables rural communities to not only build housing, but to strengthen long-term stability, coordination, and capacity where it is needed most.

This work is only possible through strong partnerships, shared accountability, and a collective commitment to serving our communities.

