PHA Plans for the Coos-Curry Housing Authority Annual Plan for FYB 2027

Matthew Vorderstrasse, Executive Director

FYB January 1, 2027

FINAL DRAFT

Presented by:

The Nelrod Company

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Streamlined Annual PHA Plan (Small PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing	OMB No. 2577-0226 Expires 09/30/2027

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.

A.	PHA Information.
A.1	**PHA Name**: Coos-Curry Housing Authority **PHA Code**: OR020 **PHA Type:** ☒ Small **PHA Plan for Fiscal Year Beginning**: (MM/YYYY): 01/2027 **PHA Inventory** (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) **Number of Public Housing (PH) Units:** 52 **Number of Housing Choice Vouchers (HCVs):** 900 **Total Combined:** 952 **PHA Plan Submission Type:** ☒ Annual Submission ☐ Revised Annual Submission

A.1	**Availability of Information.** 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. **The following are the specific locations where the public may obtain copies of the 2027 Annual PHA Plan:** ▪ Administrative Office – 1700 Monroe Street, North Bend, OR 97459 ▪ PHA Website: www.ccnbchas.org ☐ **PHA Consortia**: (Check box if submitting a Joint PHA Plan and complete table below)

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:					

B.	**Plan Elements Submitted with 5-Year PHA Plans.** 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).
B.1	**Revision of Existing PHA Plan Elements.** ***NOT REQUIRED – ANNUAL PHA PLAN ONLY***
B.2	**New Activities.** ***NOT REQUIRED – ANNUAL PHA PLAN ONLY***
B.3	**Progress Report.** ***NOT REQUIRED – ANNUAL PHA PLAN ONLY***
B.4	**Capital Improvements.** ***NOT REQUIRED – ANNUAL PHA PLAN ONLY***
B.5	**Most Recent Fiscal Year Audit.** ***NOT REQUIRED – ANNUAL PHA PLAN ONLY***
	Plan Elements Submitted All Other Years (Years 1-4). 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.

B.1	**New Activities**

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.

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.

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

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.

B.1	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)]. <u>PHA Policy</u> According to 24 CFR 903.2(b), the PHA is not subject to deconcentration and incoming mixing requirements. 12-IV.E. DECONCENTRATION <u>PHA Policy</u> 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.
B.2	**Capital Improvements.** 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. ***See Capital Fund 5 Year Action Plan in EPIC approved by HUD on <u>04/24/2026</u>***
C.	**Other Document or Certification Requirements for Annual Plan Submissions.** Required in all submission years.
C.1	**Resident Advisory Board (RAB) Comments.** (a) Did the RAB(s) provide comments to the PHA Plan? Y N ☒ ☐ 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. ***(See attachment or020a01)***
C.2	**Certification by State or Local Officials.** <u>Form HUD 50077-SL</u>, *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.

C.3	**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.
C.4	**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*

Attachment: or020a01
Coos-Curry Housing Authority
Resident Advisory Board Consultation Process and Comments – FYB 2027

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 **June 30, 2026**

2. Meeting Organization

   Notify Resident Advisory Board of scheduled meeting **June 30, 2026**

   Hold Resident Advisory Board meeting **July 14, 2026**

3. Notification of Public Hearing

   Schedule date for Public Hearing and place ad **July 21, 2026**

   Hold Public Hearing meeting **September 8, 2026**

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

NORTH BEND CITY / COOS-CURRY HOUSING AUTHORITIES
1700 MONROE STREET NORTH BEND OR 97459
TELEPHONE: 541-756-4111 TOLL FREE: 1-877-897-9349
FAX: 541-756-1987 Oregon Video Relay Service: 1-866-327-8877
Managing Agent – Woodland Apartments Preservation Inc / Powers Housing Development Inc

June 30, 2026

Dear Housing Participant,

The Coos-Curry Housing Authority is seeking resident input as we prepare our Annual Public Housing Agency (PHA) Plan, which must be reviewed and submitted to HUD each year. A key part of this process is gathering feedback from a Resident Advisory Board made up of individuals who represent the residents we serve.

The purpose of the Resident Advisory Board is to assist in shaping the PHA Plan and to review any significant amendments or modifications. While participation is completely voluntary, your voice and perspective are important. If you would like to have input in this year's planning process, we encourage you to attend an in-person meeting scheduled for:

Date: July 14, 2026
Time: 2:30 PM
Location: Coos-Curry Housing Authority
1700 Monroe Street
North Bend, OR 97459

Attendance is not required, but only those who participate in the meeting will be able to contribute directly to the planning discussion. Your input is highly valued, and we appreciate your consideration.

Sincerely,

Karen Dubisar

Karen Dubisar
Deputy Executive Director
North Bend City/Coos-Curry Housing Authority
kdubisar@ccnbchas.org

EQUAL HOUSING OPPORTUNITY

Resident Advisory Board
Sign-in Sheet

Type of Meeting: Resident

Date: 7/14/26
Time: 2:30

Event/Session title: FY 2027 Plan Review
Please sign in: Resident/Staff/other

(Please write clearly) (Total number people attending): ________

1. Karon Dubisar, Staff	19. BEN SAGENKAHN RESIDENT
2. Matt Vorderstrasse, Staff	20.
3. Danielle Cleary, Staff	21.
4. Aaron Kliebaum Staff	22.
5. Jennifer Brady Staff	23.
6. Rogina Rands-Sweatt	24.
7. Dan Perrone Resident	25.
8. Donald Roland	26.
9. Kate Payne resident	27.
10. Jacob Stewart/Other	28.
11. Jaime McDermott	29.
12. [illegible]	30.
13. Fred M Wilburn	31.
14. Rita M Wilburn	32.
15. [illegible]	33.
16. Veteran Citizen of the United States and Resident of Oregon William Craig MacDonald	34.
17. Lois Ward Hamilton Court Sr Apts	35.
18. Herman Towne	36.

Resident Advisory Board Meeting Report

Date: 7/14/22
Time: 2:30pm
Location: North Bend City HA Auditorium

Meeting Data:
Number of persons attending: 19
Names of Housing Communities represented: ______

Resident Advisory Board Minutes Summary:

The Resident Advisory Board meeting to review and to make recommendations for the PHA Annual Plan was called to order on time at the above-mentioned location. A brief explanation of the meeting rules or order and conduct was presented by the hearing officer. An explanation of the Annual Plan and the HUD requirement for resident participation was presented. Special Guests were introduced. Attendees wishing to testify were asked to complete and submit a testimony card. The meeting was conducted, and presentations made by the following:

1. PHA Staff Person conducting meeting: Karen Dubisar, Deputy Executive Director
   Name, title and organization/Agency
2. First Presenter: Matthew Vorderstrasse, Executive Director
   Name, Public Housing or Section 8 resident
3. Second Presenter: Danielle Cleary, Finanance mgr
   Name, Public Housing or Section 8 resident
4. Third Presenter: ______
   Name, Public Housing or Section 8 resident
5. Fourth Presenter: ______
   Name, Public Housing or Section 8 resident

Name: Coos-Curry Housing Authority Resident Meeting Minutes

Date: July 14, 2026 2:30PM

Location: North Bend City HA Auditorium

Matthew Vorderstrasse, Executive Director, welcomed the residents and thanked them for attending the Resident Advisory Board (RAB) meeting. He explained the purpose of the meeting and the Resident Advisory Board's role in providing input during the development of the Fiscal Year 2027 Annual Public Housing Agency (PHA) Plan.

Mr. Vorderstrasse presented a PowerPoint presentation highlighting the Housing Authority's goals, accomplishments, and progress made during the past year, as well as proposed goals and priorities for the upcoming year. Following the presentation, residents were invited to ask questions and provide comments regarding the proposed Annual PHA Plan.

Resident comment forms were distributed to all attendees. Residents were encouraged to provide written responses to the questions on the form and to share any additional comments or recommendations regarding the Housing Authority's programs, services, and proposed PHA Plan.

Danielle Cleary provided an overview of the Housing Authority's Capital Fund Program and explained how Capital Fund resources are used to improve and preserve public housing properties. She also informed residents that an additional meeting would be held to discuss future Capital Fund projects and priorities in greater detail.

Resident Comments

William McDonald
Mr. McDonald shared information regarding recently passed federal legislation related to the "Fix Our Forests Act." He commented that expanding timber resources could provide additional opportunities to support affordable housing.

Kate Payne
Ms. Payne asked where funding would come from for a resident interested in purchasing approximately $200,000 worth of land to build a home. Mr. Vorderstrasse explained that the Housing Authority does not currently administer a homeownership program but is working with community partners to establish a community land trust. He provided Ms. Payne with his business card and offered to connect her with organizations that may assist her in pursuing homeownership opportunities.

Fred Wilburn
Mr. Wilburn expressed concerns regarding landscape maintenance and the condition of the bark

mulch at his property. Mr. Vorderstrasse stated that Housing Authority staff would evaluate the condition of the landscaping and determine what improvements could be made.

Rita Wilburn
Ms. Wilburn complimented the contractor installing the mini-split heating and cooling systems, stating that the contractor had been professional, courteous, and respectful while working at the property.

Jaime McDermott
Ms. McDermott commented that when she received her Housing Choice Voucher and began searching for housing, it would have been helpful to have a list of landlords or apartment complexes participating in the program. She also suggested providing participants with a simple process flow chart outlining the steps involved after receiving a voucher. While the Housing Authority currently conducts participant orientations, staff agreed that a written flow chart could serve as a helpful reference following orientation.

Conclusion

The Housing Authority thanked all residents for attending and participating in the meeting. Staff advised attendees that all comments and recommendations received during the meeting, as well as any written comments submitted, would be reviewed and considered during the development of the Fiscal Year 2027 Annual PHA Plan. The meeting was then adjourned.

Karen Dubisar, Deputy Executive Director
7/14/2026

JUL 1 4 2026

BY: ....

Resident Advisory Board (RAB)
Annual PHA Plan Comment Form

Housing Authority: ■ North Bend City Housing Authority ☐ Coos-Curry Housing Authority Landlord ORCCA Coos Bay, Oregon. Wicmic

Date: July 14, 2026 Deer Springs Terrace Apartments 2160 Monroe Avenue

Property/Program (optional): penthouse B7 North Bend, Oregon 97459 wicig

Name (optional): Macdonald; William Craig Veteran Citizen of the United States and

Phone/Email (optional): no telephone Resident of the Union Wicmic State of Oregon

Thank you for taking the time to provide your comments. Your feedback will be considered by the Housing Authority during development of the Annual Public Housing Agency (PHA) Plan. While every recommendation will be carefully reviewed, not all recommendations may be incorporated due to HUD regulations, funding limitations, or operational considerations.

1. What do you like most about living in your housing community?

Constitutional Lawful general Welfare accredited strides to ensure fair affordable secure housing.

2. What improvements would you like the Housing Authority to consider over the next year?

Both Houses all Members through the 119th Congress; U.S. H.U.D. Headquarters; and the N.B.C.C. Oregon H.A. substantially increase Union Labor only affordable housing

3. Are there any maintenance, safety, or accessibility concerns you would like us to address?

1. Plenty on forthcoming C.C. N.B.C. Oregon Complaint signed completed official forms.
2. Water and refuse health and vital safety concerns.

4. Are there resident programs or services you would like us to offer or improve?

Yes. Establish Locally and Districts wide Union Labor only certification lic ensing programs.

5. Are there any changes to Housing Authority policies, communication, or operations you would like us to consider?

Yes. The current as of July 14, 2026 Fair Housing Act Constitution al Laws and amended and enforceable. wrcmid.

6. Please share any additional comments or recommendations regarding the Annual PHA Plan.

Substantial increases in general Welfare H.U.D. fair housing and Housing Choice Voucher Section 8 grants.

☑ I would like someone from the Housing Authority to contact me regarding my comments.

Housing Authority Use Only

Date Received: 7/14/26

Received By: V Caller

Recommendation Logged: ☑ Yes ☐ No

Response/Disposition: ______________________

Resident Advisory Board (RAB)
Annual PHA Plan Comment Form

Housing Authority: ☐ North Bend City Housing Authority ☒ Coos-Curry Housing Authority

Date: 7/14/26

Property/Program (optional): ________________

Name (optional): ________________

Phone/Email (optional): ________________

Thank you for taking the time to provide your comments. Your feedback will be considered by the Housing Authority during development of the Annual Public Housing Agency (PHA) Plan. While every recommendation will be carefully reviewed, not all recommendations may be incorporated due to HUD regulations, funding limitations, or operational considerations.

1. What do you like most about living in your housing community?

community

2. What improvements would you like the Housing Authority to consider over the next year?

3. Are there any maintenance, safety, or accessibility concerns you would like us to address?

4. Are there resident programs or services you would like us to offer or improve?

____

____

____

____

5. Are there any changes to Housing Authority policies, communication, or operations you would like us to consider?

____

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____

6. Please share any additional comments or recommendations regarding the Annual PHA Plan.

Thank you for the work

you do.

____

____

☐ I would like someone from the Housing Authority to contact me regarding my comments.

Housing Authority Use Only

Date Received: 7/14/26

Received By: Karen

Recommendation Logged: ☒ Yes ☐ No

Response/Disposition: ______________________

Resident Advisory Board (RAB)
Annual PHA Plan Comment Form

Housing Authority: ☐ North Bend City Housing Authority ☐ Coos-Curry Housing Authority

Date: 2/14/26

Property/Program (optional): 289 N 12 #2

Name (optional): Don Perome

Phone/Email (optional): ______________

Thank you for taking the time to provide your comments. Your feedback will be considered by the Housing Authority during development of the Annual Public Housing Agency (PHA) Plan. While every recommendation will be carefully reviewed, not all recommendations may be incorporated due to HUD regulations, funding limitations, or operational considerations.

1. What do you like most about living in your housing community?

My Wife and I Would Be Homeless if it Wasn't for this Program Retired would Be unable to pay at today's pay cost.

2. What improvements would you like the Housing Authority to consider over the next year?

More Housing

3. Are there any maintenance, safety, or accessibility concerns you would like us to address?

Storm windows
Heat (Housing)

4. **Are there resident programs or services you would like us to offer or improve?**

5. **Are there any changes to Housing Authority policies, communication, or operations you would like us to consider?**

Partnership with clients I am Exp in Home maint. I'd volenters to Help people that need a hand with ?

6. **Please share any additional comments or recommendations regarding the Annual PHA Plan.**

Sounds like you are doing a pretty good Job for the Funding you have thank you for all that you do. We do Appreciate it!

☐ I would like someone from the Housing Authority to contact me regarding my comments.

Housing Authority Use Only

Date Received: 7/14/24

Received By: [illegible]

Recommendation Logged: ☑ Yes ☐ No

Response/Disposition: ______________________

Resident Advisory Board (RAB)
Annual PHA Plan Comment Form

Housing Authority: ☒ North Bend City Housing Authority ☐ Coos-Curry Housing Authority

Date: July 14, 2026

Property/Program (optional): ______________

Name (optional): William

Phone/Email (optional): 541-435-4334

Thank you for taking the time to provide your comments. Your feedback will be considered by the Housing Authority during development of the Annual Public Housing Agency (PHA) Plan. While every recommendation will be carefully reviewed, not all recommendations may be incorporated due to HUD regulations, funding limitations, or operational considerations.

1. What do you like most about living in your housing community?

Noise

2. What improvements would you like the Housing Authority to consider over the next year?

housing

3. Are there any maintenance, safety, or accessibility concerns you would like us to address?

none

4. Are there resident programs or services you would like us to offer or improve?

NO

5. Are there any changes to Housing Authority policies, communication, or operations you would like us to consider?

nothing

6. Please share any additional comments or recommendations regarding the Annual PHA Plan.

☐ I would like someone from the Housing Authority to contact me regarding my comments.

Housing Authority Use Only

Date Received: 7/14/26

Received By: [illegible]

Recommendation Logged: ☐ Yes ☐ No

Response/Disposition: ____________________

Resident Advisory Board (RAB)

Annual PHA Plan Comment Form

Housing Authority: ☐ North Bend City Housing Authority ☐ Coos-Curry Housing Authority

Date: ________________

Property/Program (optional): ________________

Name (optional): ________________

Phone/Email (optional): ________________

Thank you for taking the time to provide your comments. Your feedback will be considered by the Housing Authority during development of the Annual Public Housing Agency (PHA) Plan. While every recommendation will be carefully reviewed, not all recommendations may be incorporated due to HUD regulations, funding limitations, or operational considerations.

1. What do you like most about living in your housing community?

2. What improvements would you like the Housing Authority to consider over the next year?

More laundry machines on site! Laundry machines in each unit.

3. Are there any maintenance, safety, or accessibility concerns you would like us to address?

A fence to keep surrounding "horse" animals/dogs off our lawns.
Laundry machines in Sr. units

4. **Are there resident programs or services you would like us to offer or improve?**

5. **Are there any changes to Housing Authority policies, communication, or operations you would like us to consider?**

Yes. Srs need laundr machines in their units.

6. **Please share any additional comments or recommendations regarding the Annual PHA Plan.**

Srs need laundry machines in their apt units.

☐ I would like someone from the Housing Authority to contact me regarding my comments.

Housing Authority Use Only

Date Received: Yoan

Received By: 7/14/26

Recommendation Logged: ☑ Yes ☐ No

Response/Disposition: ____________________

Resident Advisory Board (RAB)

Annual PHA Plan Comment Form

Housing Authority: ☒ North Bend City Housing Authority ☐ Coos-Curry Housing Authority

Date: 7/14/24

Property/Program (optional): ________________

Name (optional): ________________

Phone/Email (optional): ________________

Thank you for taking the time to provide your comments. Your feedback will be considered by the Housing Authority during development of the Annual Public Housing Agency (PHA) Plan. While every recommendation will be carefully reviewed, not all recommendations may be incorporated due to HUD regulations, funding limitations, or operational considerations.

1. What do you like most about living in your housing community?

Good

2. What improvements would you like the Housing Authority to consider over the next year?

~~None~~ Fix yards new bark

3. Are there any maintenance, safety, or accessibility concerns you would like us to address?

Fix yards

4. Are there resident programs or services you would like us to offer or improve?

N/A

5. Are there any changes to Housing Authority policies, communication, or operations you would like us to consider?

N/A

6. Please share any additional comments or recommendations regarding the Annual PHA Plan.

N/A

☐ I would like someone from the Housing Authority to contact me regarding my comments.

Housing Authority Use Only

Date Received: 7/14/25

Received By: Y Conn

Recommendation Logged: ☑ Yes ☐ No

Response/Disposition: answered in meeting

Resident Advisory Board (RAB)
Annual PHA Plan Comment Form

Housing Authority: ☑ North Bend City Housing Authority ☐ Coos-Curry Housing Authority

Date: 7-14-26

Property/Program (optional): ________________

Name (optional): ________________

Phone/Email (optional): ________________

Thank you for taking the time to provide your comments. Your feedback will be considered by the Housing Authority during development of the Annual Public Housing Agency (PHA) Plan. While every recommendation will be carefully reviewed, not all recommendations may be incorporated due to HUD regulations, funding limitations, or operational considerations.

1. What do you like most about living in your housing community?

quiet
Laundry facilities
friendly Staff and
willingness to help

2. What improvements would you like the Housing Authority to consider over the next year?

New bark in yard

3. Are there any maintenance, safety, or accessibility concerns you would like us to address?

Bar or hand railing
at front door
Keys given out to people
who do not live in the building

4. Are there resident programs or services you would like us to offer or improve?

____

____

____

____

5. Are there any changes to Housing Authority policies, communication, or operations you would like us to consider?

____

____

____

____

6. Please share any additional comments or recommendations regarding the Annual PHA Plan.

N/A

____

____

____

☐ I would like someone from the Housing Authority to contact me regarding my comments.

Housing Authority Use Only

Date Received: Karen

Received By: 7/14/26

Recommendation Logged: ☐ Yes ☐ No

Response/Disposition: ______________________________

Resident Advisory Board (RAB)
Annual PHA Plan Comment Form

Housing Authority: ☐ North Bend City Housing Authority ☐ Coos-Curry Housing Authority

Date: 7/14/26

Property/Program (optional): HNB

Name (optional): Jim May

Phone/Email (optional): 541-900-3167/ jamespmay17@gmail.com

Thank you for taking the time to provide your comments. Your feedback will be considered by the Housing Authority during development of the Annual Public Housing Agency (PHA) Plan. While every recommendation will be carefully reviewed, not all recommendations may be incorporated due to HUD regulations, funding limitations, or operational considerations.

1. What do you like most about living in your housing community?

RENT IS REASONABLE
NEIGHBORHOOD RELATIVELY SAFE
NICE VIEW OF THE BAY

2. What improvements would you like the Housing Authority to consider over the next year?

MORE HOUSING OPTIONS

3. Are there any maintenance, safety, or accessibility concerns you would like us to address?

OUR MGR IS PROACTIVE
IN GETTING THINGS DONE

4. Are there resident programs or services you would like us to offer or improve?

NA

5. Are there any changes to Housing Authority policies, communication, or operations you would like us to consider?

NA

6. Please share any additional comments or recommendations regarding the Annual PHA Plan.

NA

☐ I would like someone from the Housing Authority to contact me regarding my comments.

Housing Authority Use Only

Date Received: 7/14/26

Received By: Kcam

Recommendation Logged: ☐ Yes ☐ No

Response/Disposition: ____________________

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): **01/2027**
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 2027 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)
- [x] **Statement of Housing Needs and Strategy for Addressing Housing Needs**
- [x] **Deconcentration and Other Policies that Govern Eligibility, Selection and Admissions**
- [x] **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)
☐ Section 8 tenant-based assistance
☒ Public Housing
☐ Combined Section 8 and Public Housing
☐ 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	1785		
Extremely low income <=30% AMI	1348	76%	
Very low income (>30% but <=50% AMI)	282	16%	
Low income (>50% but <80% AMI)	132	7%	
Families with children	411	23%	
Elderly families	395	22%	
Families with Disabilities	907	51%	
White	1251	70%	
Black/African American	80	4%	
American Indian/Alaska Native	97	5%	
Asian	25	1%	
Native Hawaiian/Other Pacific Islander	10	1%	
Hispanic	123	7%	
Characteristics by Bedroom Size (Public Housing Only)			
1BR	7	0.39%	
2 BR	1584	89%	
3 BR	194	11%	
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)? ☒ No ☐ 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? ☐ No ☐ Yes ***N/A***
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?
☒ No ☐ Yes

Housing Needs of Families on the Waiting List

Waiting list type: (select one)
☒ Section 8 tenant-based assistance
☐ Public Housing
☐ Combined Section 8 and Public Housing
☐ 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	1136		
Extremely low income <=30% AMI	816	72%	
Very low income (>30% but <=50% AMI)	214	19%	
Low income (>50% but <80% AMI)	84	7%	
Families with children	265	23%	
Elderly families	336	30%	
Families with Disabilities	607	53%	
White	683	60%	
Black/African American	30	3%	
American Indian/Alaska Native	54	5%	
Asian	11	1%	
Native Hawaiian/Other Pacific Islander	5	0.5%	
Hispanic	64	6%	
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)? ☒ No ☐ 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? ☐ No ☐ Yes ***N/A***
Does the PHA permit specific categories of families onto the waiting list, even if generally closed?
☒ No ☐ 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 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 ***and applicable preference(s) as follows***.

(3) Preferences

The PHA does 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 whose 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 2027 grants)		
a) Public Housing Operating Fund	192,076.00	
b) Public Housing Capital Fund	221,159.00	
c) HOPE VI Revitalization		
d) HOPE VI Demolition		
e) Annual Contributions for Section 8 Tenant-Based Assistance	6,481,444.00	
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)		
2025 CFP	74,896.90	Public housing capital improvements
2026 CFP	221,159.00	Public housing capital improvements
3. Public Housing Dwelling Rental Income	134,975.00	Public housing operations
4. Other income (list below)		
Tenant Charges	5,595.00	Public housing operations
5. Non-federal sources (list below)		
Management Fees	68,612.00	
Total resources	**$7,399,916.90**	

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.

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)].

<u>PHA Policy</u>
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

(1) A description of any housing (including project number (if known) and unit count) for which the PHA will apply for Choice Neighborhoods Grants; and (2) A timetable for the submission of applications or proposals. The application and approval process for Choice Neighborhoods is a separate process.

The PHA does not plan to apply for any Choice Neighborhoods Grants in the Plan year.

Modernization or Development

(1) A description of any Public Housing (including name, project number (if known) and unit count) for which the PHA will apply for modernization or development; and (2) A timetable for the submission of applications or proposals. The application and approval process for modernization or development is a separate process.

The PHA will not be engaging in any modernization or development in the Plan year.

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)

Describe any Section 5h, Section 32, Section 8y, or HCV Homeownership programs (including project number, unit count) administered by agency or for which the PHA has applied or will apply for approval (24 CFR 903.7(k)).

The PHA does not administer any Homeownership Program under Section 32, 9 or 8(Y) in the Plan year.

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: ***CCHA made significant progress in expanding the supply of assisted housing during the reporting period. The Authority advanced the Ellensburg Housing redevelopment project in Gold Beach, a 20-unit affordable housing development serving seniors, families, and individuals with supportive service needs. The Authority also continued to pursue additional affordable housing opportunities through partnerships with developers, service providers, and funding agencies. CCHA maintained full utilization efforts within the Housing Choice Voucher Program and continued regional planning efforts to increase the availability of affordable and supportive housing throughout Curry County. These activities support the Authority's long-term goal of increasing housing opportunities in a rural community with significant housing shortages.***

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:__ ***CCHA continued to improve the quality of assisted housing through ongoing maintenance, modernization, inspections, and capital planning activities. The Authority maintained compliance with HUD inspection requirements, addressed maintenance needs in a timely manner, and continued planning capital improvements to ensure public housing units remain safe, sanitary, and accessible. The Authority also implemented operational improvements designed to enhance customer service, increase program efficiency, and strengthen overall housing quality for residents and voucher participants.***

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:__ ***CCHA continued to expand housing choice by maintaining payment standards responsive to local market conditions and increasing landlord outreach efforts throughout Curry County. The Authority continued implementation of Project-Based Voucher opportunities and worked with housing developers and community partners to create additional affordable housing options. These efforts have increased housing opportunities available to low-income households, seniors, persons with disabilities, and families experiencing housing instability.***

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:__ ***CCHA continued advancing housing developments designed to serve seniors, families, and persons with disabilities. The Authority made significant progress on the Ellensburg Housing redevelopment, which will preserve and expand affordable housing while incorporating Permanent Supportive Housing services through community partnerships. CCHA also continued development planning for additional supportive housing opportunities, ensuring future residents will have access to stable housing, coordinated services, and an improved living environment. These efforts support the Authority's commitment to providing safe, accessible, and service-enriched housing for vulnerable households throughout Curry County.***

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

<u>**Progress Statement:**</u> ***CCHA strengthened partnerships with community organizations, healthcare providers, behavioral health agencies, workforce development partners, and homeless service providers to connect residents with supportive services that promote long-term housing stability and self-sufficiency. The Authority continued participation in regional housing and homelessness initiatives and worked collaboratively with local providers to ensure residents have access to employment resources, healthcare, behavioral health services, transportation assistance, and housing stabilization supports. These efforts help residents maintain housing and improve quality of life.***

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

<u>**Progress Statement:**</u> ***CCHA continued its commitment to affirmatively furthering fair housing by administering all programs in accordance with federal fair housing requirements and ensuring equal access to housing opportunities. The Authority provided reasonable accommodations and modifications when requested, maintained accessible housing units, and conducted outreach designed to reach all eligible populations. Staff participated in fair housing, diversity, equity, and inclusion training opportunities and continued partnerships with***

regional organizations and tribal partners to improve outreach, cultural competency, and access to housing resources throughout Curry County.

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: ***CCHA continued to expand and evaluate special housing opportunities within the Housing Choice Voucher Program. During the reporting period, the Authority utilized Project-Based Vouchers to support the development of affordable and supportive housing and began the process of incorporating Foster Youth to Independence (FYI) vouchers into agency programs through a PHA Plan amendment. The Authority also continued exploring additional HUD special purpose voucher opportunities and housing models that expand housing access for vulnerable populations, including youth, persons with disabilities, and households experiencing homelessness.***

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 04/24/2026

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***

Deconcentration and Income Mixing Worksheet and Documentation to Complete PHA Plan Component B.1 (b) Deconcentration and Income Mixing

PHA Name: Coos-Curry Housing Authority Date: June 24, 2026

Contact: Karen Dubisar Telephone #: (541) 751-2049

Introduction:

HUD required agencies to implement the Public Housing Deconcentration and Income Mixing Final Rule. Basically, PHA's are required to take actions to deconcentrate the income mix at family developments that have an average income below 85% or higher than 115% of the average income for all covered developments.

*Step 3 still requires PHA's to take actions to deconcentrate the income mix at family developments as stated above, except that **the upper limit shall never be less than the income at which a family would be defined as an extremely low-income family.***

Step I. Identify which developments are excluded by this regulation. The final rule refers to a "public housing development" which includes units or buildings with the same project number, including scattered sites. Contiguous sites with more than one project number may also be considered as one development. A development is excluded if it meets one of the requirements below.

A. The PHA has fewer than 100 public housing units.

B. The development houses only elderly persons, persons with disabilities or both.

C. The PHA has only one general occupancy family development.

D. The development has been approved for demolition or conversion to tenant-based assistance.

E. The development is being operated in accordance with a HUD-approved mixed finance plan using HOPE VI or public housing funds awarded prior to March 7, 2001, if the PHA certifies that exemption from this regulation is needed to comply with the mixed finance plan.

Enter the name of each excluded development below and the letter corresponding to the appropriate explanation listed above:

Excluded Development	Explanation Letter(s) Above
1. OR020	***A***
2.	
3.	
4.	
5.	

If your agency has a development that does not meet any of the above criteria for exemption, mark the question below "Yes." If all of your agency's developments are exempt mark the question below "No."

☐Yes ☒ No Does the PHA have any general occupancy (family) public housing development covered by the deconcentration rule? If no, this section is complete. If yes, continue to the next question.

Step II. Covered Developments ***N/A***

A. Developments that are not excluded are called "covered developments." List these developments in the table in D below.

B. Determine the average income for all covered developments and enter:

____

C. Determine the average income for each covered development and enter in the table in D below.

D. Below list each covered development, and the average income for each covered development. ***N/A***